

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

28 PLUMMER AVENUE FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

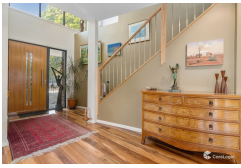
Date of sale

9 BOWES STREET FRANKSTON SOUTH VIC 3199	\$1,600,000	23-May-23
21 RONALD AVENUE FRANKSTON SOUTH VIC 3199	\$1,535,000	04-Apr-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 13 June 2023



**9 BOWES STREET FRANKSTON  
SOUTH VIC 3199**

4 3 2

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **23-May-23**

Distance **0.97km**



**21 RONALD AVENUE FRANKSTON  
SOUTH VIC 3199**

4 2 3

Sold Price <sup>RS</sup> **\$1,535,000** Sold Date **04-Apr-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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