

## 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

8/5 SANDERS ROAD 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2023

to

29 Feb 2024

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

4/18 SANDERS ROAD FRANKSTON SOUTH VIC 3199	\$715,000	24-Dec-23
2/442 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$710,000	29-Dec-23
12 VERA STREET FRANKSTON VIC 3199	\$702,500	07-Feb-24

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 March 2024



**4/18 SANDERS ROAD FRANKSTON SOUTH VIC 3199**

3 2 1

Sold Price

**\$715,000**

Sold Date **24-Dec-23**

Distance **0.15km**



**2/442 MCCLELLAND DRIVE LANGWARRIN VIC 3910**

3 2 2

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date **29-Dec-23**

Distance **3.99km**



**12 VERA STREET FRANKSTON VIC 3199**

3 2 2

Sold Price

<sup>RS</sup>

**\$702,500**

Sold Date **07-Feb-24**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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