

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 SANDERS ROAD FRANKSTON SOUTH VIC 3199

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,108,000

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2023

to

31 Mar 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 BLENHEIM PLACE FRANKSTON SOUTH VIC 3199	\$1,260,000	30-Jan-24
54 BARTLETT STREET FRANKSTON SOUTH VIC 3199	\$1,325,000	09-Feb-24
28 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199	\$1,435,000	19-Dec-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: 23 April 2024



4 BLENHEIM PLACE FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price ^{RS} **\$1,260,000** Sold Date **30-Jan-24**

Distance **1.81km**



54 BARTLETT STREET FRANKSTON SOUTH VIC 3199

 4  2  4

Sold Price **\$1,325,000** Sold Date **09-Feb-24**

Distance **0.96km**



28 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price ^{RS} **\$1,435,000** ^{UN} Sold Date **19-Dec-23**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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