

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

2/28 HOADLEY AVENUE 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Feb 2023

to

31 Jan 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

1/5 DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$792,500	08-Dec-23
2/62A BADEN POWELL DRIVE FRANKSTON SOUTH VIC 3199	\$780,000	08-Nov-22

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: 05 February 2024

**1/5 DIOSMA COURT FRANKSTON
SOUTH VIC 3199** 3  2  2

Sold Price

\$792,500

Sold Date

08-Dec-23

Distance

0.97km**2/62A BADEN POWELL DRIVE
FRANKSTON SOUTH VIC 3199** 3  2  2

Sold Price

\$780,000

Sold Date

08-Nov-22

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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