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 MINTON DRIVE FRANKSTON 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	$680,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Frankston
Period-from	01 Jul 2023	to	30 Jun 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
7 GARRYLAWN COURT FRANKSTON VIC 3199	$700,000	15-Feb-24
43 MEERLU AVENUE FRANKSTON VIC 3199	$722,000	23-Feb-24
94 WANGARRA ROAD FRANKSTON VIC 3199	$700,000	28-Mar-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: 03 July 2024

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7 GARRYLAWN COURT FRANKSTON VIC 3199

3 1 2

Sold Price **$700,000** Sold Date **15-Feb-24**

Distance **1.16km**



43 MEERLU AVENUE FRANKSTON VIC 3199

3 1 2

Sold Price **$722,000** Sold Date **23-Feb-24**

Distance **1.62km**



94 WANGARRA ROAD FRANKSTON VIC 3199

3 1 2

Sold Price **$700,000** Sold Date **28-Mar-24**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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