

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

1/28 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Frankston South

Period-from

02/02/2024

to

02/09/2024

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

5/102 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$770,000	27-Jun-24
55 NORMAN AVENUE FRANKSTON SOUTH VIC 3199	\$766,000	26-Jun-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: 02 September 2024

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**5/102 SYCAMORE ROAD
FRANKSTON SOUTH VIC 3199**

Sold Price

^{RS}

\$770,000

Sold Date

27-Jun-24



3



2



2

Distance

1.18km



**55 NORMAN AVENUE FRANKSTON
SOUTH VIC 3199**

Sold Price

^{RS}

\$766,000

^{UN}

Sold Date

26-Jun-24



3



2



2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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