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	1/145 KARS STREET 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	House	Suburb	Frankston South
Period-from	01 Feb 2024	to	31 Jan 2025	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
2/8 BUNANGIB COURT FRANKSTON SOUTH VIC 3199	$810,000	04-Nov-24
23 BURNS STREET FRANKSTON VIC 3199	$782,000	28-Oct-10
32 BLAIR AVENUE FRANKSTON SOUTH VIC 3199	$892,000	31-Aug-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: 11 February 2025

OBrien Real Estate

Nicola Stacey
P 03 9772 7077
M 0411 236 501
E nicola.stacey@obrienrealestate.com.au



2/8 BUNANGIB COURT FRANKSTON SOUTH VIC 3199

3 1 2

Sold Price **$810,000** Sold Date **04-Nov-24**

Distance **0.76km**



23 BURNS STREET FRANKSTON VIC 3199

3 1 3

Sold Price **$782,000** Sold Date **28-Oct-10**

Distance **2.32km**



32 BLAIR AVENUE FRANKSTON SOUTH VIC 3199

3 2 1

Sold Price **$892,000** Sold Date **31-Aug-24**

Distance **0.43km**

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

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