

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 WOOLMER COURT 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

\$1,170,000

&

\$1,270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2024

to

31 Dec 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

28 MANOR DRIVE FRANKSTON SOUTH VIC 3199	\$1,190,000	26-Oct-24
41 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199	\$1,260,000	27-Jul-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: 24 January 2025

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**28 MANOR DRIVE FRANKSTON
SOUTH VIC 3199**

 4  2  -

Sold Price

\$1,190,000

Sold Date

26-Oct-24

Distance

0.07km



**41 WOODSIDE AVENUE
FRANKSTON SOUTH VIC 3199**

 3  2  4

Sold Price

\$1,260,000

Sold Date

27-Jul-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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