

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

181 Overport Road, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,290,000 & \$2,490,000

Median sale price

Median price \$1,180,500 Property Type House Suburb Frankston South

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 six 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	24 Bright Cr MOUNT ELIZA 3930	\$2,270,000	13/07/2024
2	12 Nunga Ct MOUNT ELIZA 3930	\$2,320,000	02/07/2024
3	144 Overport Rd FRANKSTON SOUTH 3199	\$2,200,000	18/03/2024

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 six months.~~

This Statement of Information was prepared on:

30/07/2024 11:21



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Property Type: House
Land Size: 1534 sqm approx
Agent Comments

Indicative Selling Price
\$2,290,000 - \$2,490,000
Median House Price
Year ending June 2024: \$1,180,500

Comparable Properties



24 Bright Cr MOUNT ELIZA 3930 (REI)

Agent Comments

4 3 4

Price: \$2,270,000
Method: Private Sale
Date: 13/07/2024
Property Type: House
Land Size: 2710 sqm approx



12 Nunga Ct MOUNT ELIZA 3930 (REI)

Agent Comments

5 3 2

Price: \$2,320,000
Method: Private Sale
Date: 02/07/2024
Property Type: House



144 Overport Rd FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

5 3 2

Price: \$2,200,000
Method: Private Sale
Date: 18/03/2024
Property Type: House (Res)
Land Size: 2699 sqm approx

Account - Marshall White | P: 03 9822 9999