

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 108 Skye Road, 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)

Range between \$*630,000 & \$690,000

Median sale price

Median price \$730,000 Property type House Suburb Frankston
Period - From 15/11/2023 to 14/11/2024 Source realestate.com.au

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 – 65 Karingal Drive, Frankston	\$675,000	17/11/2024
2 – 20 Ellis Street, Frankston	\$670,000	16/11/2024
3 – 252 Skye Road, Frankston	\$650,000	12/11/2021

This Statement of Information was prepared on: 6/12/2024