

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 7 Plummer Avenue, Frankston South Vic 3199

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$1,192,500 Property Type House Suburb Frankston South

Period - From 01/04/2024 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	30 Cliff Rd FRANKSTON 3199	\$2,410,000	28/05/2024
2	21 Menzies Cl FRANKSTON SOUTH 3199	\$2,275,000	25/02/2024
3	8 Gulls Way FRANKSTON SOUTH 3199	\$2,200,000	22/04/2024

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.~~

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

June quarter 2024: \$1,192,500



Property Type: House (Previously Occupied - Detached)

Land Size: 1594 sqm approx

Agent Comments

Comparable Properties



30 Cliff Rd FRANKSTON 3199 (REI)

Agent Comments



Price: \$2,410,000

Method: Private Sale

Date: 28/05/2024

Property Type: House (Res)

Land Size: 612 sqm approx



21 Menzies CI FRANKSTON SOUTH 3199 (REI) Agent Comments



Price: \$2,275,000

Method: Private Sale

Date: 25/02/2024

Property Type: House (Res)

Land Size: 624 sqm approx



8 Gulls Way FRANKSTON SOUTH 3199 (REI) Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 22/04/2024

Property Type: House (Res)

Land Size: 1521 sqm approx

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009