#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	9 Emerson Close, Frankston Vic 3199
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$710,000	&	\$770,000
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#### Median sale price

Median price	\$735,000	Pro	perty Type	House		Suburb	Frankston
Period - From	01/01/2025	to	31/03/2025		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

Aut	Address of comparable property		Date of Sale
1	116 Wangarra Rd FRANKSTON 3199	\$717,000	25/02/2025
2	5 Glenview Cr FRANKSTON 3199	\$757,000	23/12/2024
3	6 Bogong Ct FRANKSTON 3199	\$735,000	03/12/2024

#### OR

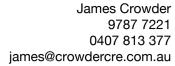
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/05/2025 12:41



Date of sale





Indicative Selling Price \$710,000 - \$770,000 Median House Price March quarter 2025: \$735,000





Property Type: House

Land Size: 1076sqm sqm approx

**Agent Comments** 

## Comparable Properties



116 Wangarra Rd FRANKSTON 3199 (REI/VG)

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**Price:** \$717,000 **Method:** Private Sale **Date:** 25/02/2025

**Property Type:** House (Res) **Land Size:** 537 sqm approx

**Agent Comments** 



5 Glenview Cr FRANKSTON 3199 (VG)

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**6** 

**Agent Comments** 

**Price:** \$757,000 **Method:** Sale **Date:** 23/12/2024

**Property Type:** House (Res) **Land Size:** 697 sqm approx



6 Bogong Ct FRANKSTON 3199 (REI/VG)

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Price: \$735,000 Method: Private Sale Date: 03/12/2024 Property Type: House Land Size: 672 sqm approx



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Agent Comments

Account - Community Real Estate





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