



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	37 KARINGAL DRIVE
Suburb & post code	FRANKSTON VICTORIA 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	\$620,000	\$650,000
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Median sale price \$720,000 Real Estate.com.au May 2023-April 2024

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
204 Skye Road Frankston	\$630,000	April 2024
9 Viola Court Frankston	\$640,000	May 2024
5 Emerson Close Frankston	\$640,000	May 2024

This Statement of Information was prepared on: **29/05/2024**