



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**49 Cliff Road,  
FRANKSTON SOUTH 3199**

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$990,000 - \$1,070,000**

### Median sale price

Median **House** for **FRANKSTON SOUTH** for period **Sep 2018 - Aug 2019**

Sourced from **CoreLogic**.

**\$815,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**22 Harcourt Avenue,**  
Frankston South 3199

Price **\$1,005,000** Sold 12  
June 2019

**23 Fleetwood Crescent,**  
Frankston South 3199

Price **\$1,095,000** Sold 03  
June 2019

**26 Grange Road,**  
Frankston South 3199

Price **\$1,140,000** Sold 15  
June 2019

This Statement of Information was prepared on 26th Sep 2019

### Additional Information

This Statement of Information was prepared on 26th September 2019. Comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

### Biggin & Scott Seaford

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### Contact agents

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