



# Frankston Marketplace Report Second Quarter 2024 Version 1

Janice **Dunn**

Estate Agents

Testimonial



## Highly recommend

It was an absolute pleasure dealing with Janice and her team. Right from the start of the process Janice proved to be an extremely motivated, reliable, passionate about her work and honest person. She kept us informed throughout the whole selling process and her knowledge of the Frankston South area is outstanding. We are extremely happy with the outcome of the sale and can't recommend her highly enough.

Vendor Review - Verified by RateMyAgent



50 Norman Ave, Frankston South  
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Find us on 

Janice Dunn  
  
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# A Note From Janice



As I write this article I'm looking at the calendar and realised we are almost 2/3rds of the way through the year - wow that has gone fast!

The Real Estate market locally has been up and down - just like Melbourne's weather.

On a positive note our neighbourhood is still in high demand, with buyers coming from Inner-Metropolitan Melbourne, Interstate, as well as Overseas Investors, we are even getting a few buyers returning back to Victoria after doing a "Sun Change" to Queensland and finding they are missing family and friends too much.

With the Victorian government establishing a dedicated task force focused on unfair practices in the property market, we are seeing less and less agencies practicing "underquoting" strategies, a good outcome for both buyers and sellers.

Underquoting is something we have never engaged in, and never will, yet still manage to achieve strong buyer numbers through our properties, resulting in great sales results.

If you are wanting a better understanding of what this is all about - feel free to get in touch with the Team at Janice Dunn Estate Agents.

Looking forward to talking to you.

**Thinking of Selling ? Keep it local**  
**Call Janice Dunn Estate Agents**

**Janice Dunn**  
Estate Agents



# Welcome to your Market Update

## Quarter 2 - Frankston 2024

Everywhere we go people want to know what is happening in the Real Estate World so every quarter we prepare this report to help our neighbourhood keep track of what is really happening to property prices.

When collating this information we use a number of resources to find the sales results, such as Real Estate.com, Domain, Rate My Agent, selling agents own websites and their social media platforms as well as RPData (CoreLogic- a subscription based data base of National Sales Results). Some results are classified as "undisclosed" so we can't publish the results until they become public - we have still included the property address however blanked out the results for now - they will be updated once the property settles so let us know via TEXT/email/or call if you want to be put onto the list of the final copy when all results have been disclosed.

**Thinking of Selling ? Keep it local - Call Janice Dunn Estate Agents**

# Sales Results in Frankston

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
118/325	Nepean Highway	17-Jun-24	\$99,000	1	1	1	-
45/325	Nepean Highway	1-May-24	\$117,000	1	1	1	69
45/325	Nepean Highway	1-May-24	\$117,000	1	1	1	-
48/325	Nepean Highway	12-Apr-24	\$117,500	1	1	1	48
32/325	Nepean Highway	17-Jun-24	\$180,200	2	1	1	-
32/325	Nepean Highway	17-Jun-24	\$180,200	2	1	1	-
810/435	Nepean Highway	20-May-24	Undisclosed	1	1	-	-
19/435	Nepean Highway	15-Apr-24	\$188,000	1	1	-	-
19/435	Nepean Highway	15-Apr-24	\$188,000	1	1	-	-
6/325	Nepean Highway	30-May-24	\$190,000	2	1	1	-
157/325	Nepean Highway	8-May-24	\$200,000	2	1	1	-
202/44	Beach Street	29-May-24	Undisclosed	1	1	-	-
4/28	Orwil Street	16-Apr-24	Undisclosed	2	1	1	-
6/6	Nolan Street	12-Jun-24	\$350,000	1	1	1	62
10/402	Nepean Highway	1-Apr-24	\$363,000	2	1	1	-
5/28	Orwil Street	29-Jun-24	\$370,000	2	1	1	-
2/39	Lewis Street	25-Jun-24	\$370,000	2	1	1	299
3/25	Fairway Street	11-Apr-24	\$370,000	2	1	1	65
9/8	Ebdale Street	28-May-24	\$378,000	2	1	1	85
2/8	Ebdale Street	12-May-24	\$380,000	2	1	1	-
9/296	Nepean Highway	24-Jun-24	\$395,000	2	1	1	-
1/25	Cranbourne Road	7-Jun-24	\$415,000	2	1	1	123
109/17	Mereweather Avenue	28-May-24	Undisclosed	1	1	1	-
2/12-14	Nursery Avenue	11-May-24	Undisclosed	2	1	1	276
304/15-17	Ebdale Street	28-May-24	\$445,000	2	1	1	-
2/8	Cricklewood Avenue	26-Apr-24	\$455,000	2	1	1	130
2/14	Petrie Street	19-Jun-24	\$460,000	2	1	2	147
7/28	Mereweather Avenue	25-May-24	\$465,000	2	1	1	94

Information about this report: This report shows 3 months of sold properties (01.04.2024-31.06.2024), as reported on 24.07.2024. This report is based on third party data. Whilst care has been taken in the preparation of the report, neither the author nor the real estate agent takes any responsibility for any incorrect, misleading or inaccurate data. Properties listed are those sold by multiple agents/agencies in the area. Not all properties have been sold by Janice Dunn Estate Agents.  
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# Sales Results in Frankston

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
6/325	Nepean Highway	30-May-24	\$190,000	2	1	1	-
157/325	Nepean Highway	8-May-24	\$200,000	2	1	1	-
6/6	Nolan Street	12-Jun-24	\$350,000	1	1	1	62
3/25	Fairway Street	11-Apr-24	\$370,000	2	1	1	65
2/39	Lewis Street	25-Jun-24	\$370,000	2	1	1	299
5/28	Orwil Street	29-Jun-24	\$370,000	2	1	1	-
Level G, 01/8	Ebdale Street	28-Jun-24	\$377,500	2	1	1	-
Level 2,9/8	Ebdale Street	28-May-24	\$378,000	2	1	1	-
2/8	Ebdale Street	12-May-24	\$380,000	2	1	1	-
9/396	Nepean Highway	16-Jun-24	\$395,000	2	1	1	-
1/25	Cranbourne Road	7-Jun-24	\$415,000	2	1	1	123
304/15-17	Ebdale Street	28-May-24	\$445,000	2	1	1	-
2/8	Cricklewood Avenue	19-Apr-24	\$455,000	2	1	1	130
2/14	Petrie Street	19-Jun-24	\$460,000	2	1	2	147
15/8-10	Joy Street	7-Apr-24	\$465,000	2		1	1
9/5	Reservoir Road	16-Apr-24	\$473,500	2	1	1	179
4/32	Roberts Street	24-Apr-24	\$490,000	2	1	1	291
7/15-19	Cricklewood Avenue	2-May-24	\$490,000	2	1	1	129
5/1A	Lee Street	20-Apr-24	\$495,000	2	1	2	240
3/44	Frank Street	1-Jun-24	\$500,000	2	1	1	175
1/18	Hill Street	1-Apr-24	\$505,000	2	1	2	171
3/74	High Street	23-Apr-24	\$505,000	2	1	2	92
47	Ashleigh Avenue	20-Jun-24	Undisclosed	4	2	2	525
21/256	Cranbourne Road	25-Apr-24	\$510,000	3	1	1	215
3/2	Omaroo Road	23-May-24	\$510,000	2	1	1	-
17/311-317	Cranbourne Road	7-Jun-24	\$510,000	2	1	1	-
2/33	Lardner Road	9-May-24	\$511,000	2	1	1	184
9/311-317	Cranbourne Road	28-Jun-24	\$515,000	2	1	1	214

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
1/311-317	Cranbourne Road	29-Apr-24	\$517,000	3	1	3	309
38A	Frew Avenue	6-May-24	\$525,000	2	1	1	248
4/16	Mereweather Avenue	13-Jun-24	\$525,000	2	1	1	-
2/16	Mereweatrher Avenue	20-Jun-24	\$525,000	2	1	1	-
1/1A	Lee Street	22-Apr-24	Undisclosed	3	1	1	290
30	Coprosma Avenue	17-Apr-24	\$530,000	3	2	-	-
7/64	Lardner Road	27-May-24	Undisclosed	3	1	2	526
5/25	Ashleigh Avenue	13-Jun-24	\$535,000	2	1	1	-
1/51	Nursery Avenue	26-Jun-24	\$540,000	2	1	2	343
4/12	Screen Street	17-May-24	\$542,500	2	1	1	227
1/125	Lindrum Road	3-Jun-24	\$545,000	3	1	2	372
4/15	Reservoir Road	24-Jun-24	\$548,000	3	1	1	265
3	Berberis Crescent	18-Jun-24	Undisclosed	3	1	2	622
1/9	Parer Street	17-Apr-24	Undisclosed	2	1	1	263
117	Cranbourne Road	20-Jun-24	\$559,000	2	1	2	337
3/85	Ashleigh Avenue	2-Apr-24	\$560,000	2	1	1	200
2/195	Beach Street	25-Apr-24	\$560,000	2	2	1	-
1/126	Lindrum Road	30-Apr-24	Undisclosed	2	1	1	125
5/76-80	McMahons Road	17-Apr-24	\$580,000	3	2	2	-
48/392-394	Nepean Highway	3-May-24	Undisclosed	2	1	1	-
1/121	Lindrum Road	6-May-24	\$580,000	2	2	1	155
1/4	Vermay Avenue	31-May-24	Undisclosed	2	1	2	199
3/11	Williams Street	6-Apr-24	\$583,000	2	1	1	-
6	Talara Court	19-Apr-24	\$587,000	3	1	1	580
21B	Hillcrest Road	29-May-24	\$589,000	2	1	2	262
38	Kareela Road	3-Apr-24	\$590,000	3	1	1	374
8/17-21	Mereweather Avenue	22-Apr-24	\$590,000	2	2	1	-
1/1A	Skye Road	17-May-24	Undisclosed	3	2	2	-

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
2/25	Muir Street	13-Apr-24	\$595,000	2	1	2	162
2/11	Kenilworth Street	15-Apr-24	\$595,000	2	2	1	174
12	Yarrabee Court	3-Jun-24	\$600,000	3	1	3	572
3/3	Dell Road	23-Jun-24	\$600,000	2	1	1	182
2B	Raymond Avenue	21-Jun-24	\$603,000	3	2	4	357
1/35	Dandenong Road East	6-Apr-24	\$605,000	2	2	1	176
1/32-34	Roberts Street	20-Apr-24	\$605,000	2	1	1	269
5	Heatherhill Road	28-Jun-24	\$605,000	3	1	1	575
2	Benanee Drive	3-Jun-24	Undisclosed	4	1	1	529
206	Cranbourne Road	25-May-24	\$611,500	3	2	2	523
43/95	Ashleigh Avenue	23-Apr-24	\$612,000	3	1	1	159
14/2	Spray Street	15-May-24	\$620,000	3	1	2	220
2/6	Hill Street	28-Jun-24	Undisclosed	2	1	4	312
4	Kipling Place	19-Jun-24	\$622,000	3	1	1	561
9/40-42	Williams Street	25-May-24	\$625,000	2	1	1	145
61	Orwil Street	3-Apr-24	\$630,000	3	1	1	682
204	Skye Road	30-Apr-24	\$630,000	3	1	1	535
13	Berringa Street	24-May-24	\$630,000	3	1	2	528
12A	Barwon Avenue	1-Jun-24	\$630,000	3	1	1	190
8	Margate Avenue	8-Jun-24	\$630,000	3	1	2	690
4	Banyan Drive	1-Apr-24	Undisclosed	4	1	2	516
37	McAlister Street	26-Jun-24	\$633,000	3	1	1	684
3/17	Williams Street	19-Apr-24	Undisclosed	2	1	1	106
19	Berberis Crescent	7-Jun-24	\$635,000	3	1	1	610
8/10	Wingham Court	10-Apr-24	\$640,000	3	1	2	402
36	Lucerne Crescent	17-Apr-24	\$640,000	4	1	4	572
9	Viola Court	3-May-24	\$640,000	3	1	1	549
5	Emerson Close	4-May-24	\$640,000	3	1	1	577

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
4/10-12	Marina Avenue	6-May-24	\$640,000	3	1	2	278
40	Wynden Drive	30-May-24	\$640,000	3	1	4	541
6	Gatum Court	1-Jun-24	Undisclosed	4	1	3	514
1/17	Jolly Street	15-Jun-24	\$640,000	3	2	2	298
21	Berberis Crescent	10-Apr-24	Undisclosed	3	1	2	601
34	Ashleigh Avenue	13-May-24	Undisclosed	3	1	3	537
46	Brentwood Crescent	8-Jun-24	\$649,000	3	1	5	597
26	Belar Avenue	8-Apr-24	\$649,500	3	1	3	549
3	Lara Court	30-Apr-24	\$650,000	3	1	4	730
85	Frank Street	14-May-24	Undisclosed	3	1	2	546
15	Kashmir Crescent	30-May-24	Undisclosed	3	1	-	538
55	Stanley Street	25-Jun-24	Undisclosed	2	2	1	485
24	Coprosma Avenue	22-Apr-24	\$651,000	4	2	3	534
49	Lucerne Crescent	24-Apr-24	\$658,000	3	1	2	550
4	Devon Court	1-Apr-24	Undisclosed	3	1	2	644
6	Jason Place	24-May-24	\$661,000	3	1	3	627
94	Karingal Drive	14-Apr-24	\$667,500	3	1	2	578
1B	Campbell Street	3-May-24	\$670,000	3	2	1	199
19A	Bradshaw Street	21-Jun-24	Undisclosed	3	1	3	620
7	Vanessa Court	7-May-24	\$675,000	3	1	2	552
21	Washington Drive	9-Apr-24	\$680,000	4	2	2	600
166	Karingal Drive	26-Apr-24	\$680,000	3	1	-	557
4/5-7	Muir Street	1-May-24	\$685,000	2	1	1	186
5	Tyabb Court	5-Apr-24	\$686,420	3	2	4	770
Unit 7/68-70	Gould Street	17-Apr-24	Undisclosed	2	1	1	88
3/24	Lee Street	18-Apr-24	\$688,800	3	3	2	174
7	Adina Court	5-Apr-24	\$690,000	3	1	1	616
25A	McAlister Street	11-Jun-24	\$695,000	2	1	2	216

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
94	Wangarra Road	5-Apr-24	\$700,000	3	1	4	548
11	Abelia Avenue	10-Apr-24	\$700,000	3	2	2	157
22	Frallon Crescent	18-Apr-24	\$700,000	4	1	3	577
2	Kimba Avenue	6-May-24	\$700,000	3	2	3	538
6	Birkdale Court	10-May-24	\$700,000	4	2	2	776
11B	Tower Avenue	4-Apr-24	\$701,800	3	2	2	164
19	Belar Avenue	7-Apr-24	\$702,000	3	1	3	574
13	Palkana Street	20-Apr-24	\$705,000	3	2	2	616
1/2	Gordon Avenue	17-May-24	\$705,000	3	2	1	234
1	Dulgai Court	17-Jun-24	Undisclosed	3	2	2	653
2	Barite Place	1-Apr-24	\$707,000	3	1	1	537
12	Melaleuca Court	3-Jun-24	\$710,000	3	2	4	534
8	Havana Crescent	17-Jun-24	\$710,000	3	1	2	524
38	Ashleigh Avenue	19-Apr-24	\$712,000	3	1	5	700
10	Washington Drive	14-Jun-24	\$719,000	3	2	2	880
1/12	Coogee Avenue	1-May-24	\$720,000	3	2	1	385
9	Gattinara Drive	2-Apr-24	\$725,000	3	1	2	685
27	Frome Avenue	12-Apr-24	Undisclosed	2	1	1	346
3	Merinda Court	23-Apr-24	Undisclosed	3	2	4	866
10	Burns Street	3-Jun-24	\$725,000	-	-	-	601
2/56	Summit Road	17-Apr-24	\$728,000	3	2	2	223
62	Lucerne Crescent	9-May-24	\$730,000	3	1	3	515
3	Gaynor Court	4-Jun-24	Undisclosed	3	2	3	590
79	Mcmahons Road	25-Jun-24	Undisclosed	3	1	2	673
12B	Catherine Parade	30-Jun-24	Undisclosed	3	2	5	303
12	Onkara Street	5-Apr-24	\$740,000	3	2	7	648
4/18	Denbigh Street	16-May-24	\$740,000	3	2	2	188
60	Warranga Road	23-May-24	\$740,000	3	1	6	652

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
3/6	Lorraine Street	30-May-24	\$740,000	3	2	2	164
19	Glenview Crescent	3-Jun-24	\$742,500	3	2	1	548
7	Terang Place	30-May-24	\$745,000	3	2	2	781
3	Spray Street	11-Jun-24	\$745,000	3	1	1	602
3	Jindalee Court	26-Apr-24	\$747,000	4	2	2	577
3	Barwon Avenue	9-Apr-24	\$750,000	4	2	2	564
31	The Trossachs	21-May-24	\$750,000	3	1	3	717
17	Raphael Crescent	24-May-24	\$750,000	3	1	2	657
8	Connal Drive	28-May-24	\$750,000	3	2	2	541
7	Innerleven Court	4-Apr-24	\$755,000	3	2	2	607
72	Warrawee Circuit	14-Apr-24	\$755,500	3	1	2	648
47	Grimwade Crescent	16-Apr-24	\$756,000	3	2	2	562
6	Carol Court	16-Apr-24	\$758,000	4	1	8	939
7	Verner Avenue	15-May-24	Undisclosed	3	1	-	591
14	Milford Crescent	17-May-24	Undisclosed	4	2	2	556
3	Hartwell Court	9-Apr-24	\$762,500	3	2	2	536
8	Dunsterville Crescent	4-Jun-24	\$765,000	3	2	2	579
10	Tower Avenue	16-Jun-24	\$766,000	3	1	2	857
58	Lipton Drive	1-May-24	\$770,000	3	2	2	570
62	Skye Road	3-May-24	\$770,000	3	1	2	838
6	Catalina Court	10-May-24	\$770,000	3	2	2	583
58	Lipton Drive	14-May-24	Undisclosed	3	2	2	570
7	Aquarius Drive	9-Apr-24	\$775,000	3	1	4	666
5	Brooklyn Avenue	31-May-24	\$775,000	3	1	2	860
298	Heatherhill Road	13-Jun-24	\$775,000	3	2	6	661
76	Heatherhill Road	11-Apr-24	\$780,000	4	2	4	843
8	Furneaux Court	11-May-24	\$780,000	3	1	2	772
15	Mirang Court	1-Jun-24	\$780,000	4	2	1	559

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
9	Murray Close	15-Jun-24	\$782,000	3	2	2	714
2/45A	Nursery Avenue	8-May-24	\$784,000	4	2	2	231
2	Devereaux Court	5-Apr-24	\$785,000	3	2	2	684
5	Laleham Court	1-May-24	\$787,500	3	2	2	626
8	Drysdale Avenue	10-Apr-24	\$790,000	4	2	2	567
2/68	Orwil Street	23-May-24	\$790,000	3	2	2	209
1/45	Summit Road	6-Apr-24	\$795,500	2	1	1	332
14	Kimba Avenue	15-Apr-24	\$800,000	4	1	1	547
8	Bundara Court	18-May-24	\$800,000	5	2	2	936
16	Willis Street	18-May-24	\$800,000	3	1	1	646
64	Stanley Street	4-Jun-24	\$800,000	3	2	4	635
95	Raphael Crescent	18-May-24	\$801,000	5	2	3	1,001
19	Clarendon Street	27-Apr-24	\$803,000	3	1	2	611
13	Naranga Crescent	12-Jun-24	\$805,000	3	2	-	588
352	Nepean Highway	7-May-24	Undisclosed	3	1	3	903
51	Aquarius Drive	7-Jun-24	\$809,500	3	1	1	656
15	Inglis Avenue	15-May-24	Undisclosed	3	1	2	612
56	Brooklyn Avenue	21-Apr-24	\$818,000	4	2	2	655
2	Hunter Court	1-May-24	820,000	3	2	2	1,045
9	Warrawee Circuit	23-May-24	\$830,000	4	2	3	667
15	Mincha Street	4-Apr-24	\$840,000	4	1	2	609
7	Irvine Crescent	24-Apr-24	\$840,000	4	2	4	833
99	Raphael Crescent	7-May-24	\$843,000	5	3	2	750
3/15	Gould Street	1-Apr-24	Undisclosed	3	2	1	210
78	Williams Street	27-Apr-24	\$847,000	4	1	2	731
5	Illawarra Close	15-May-24	Undisclosed	5	2	1	540
2/35	Summit Road	23-May-24	\$860,000	3	2	2	226
5	Courageous Court	3-Jun-24	\$860,000	4	2	2	651

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
55	Nursery Avenue	6-Apr-24	\$862,000	4	2	2	925
4B	Raymond Avenue	12-Jun-24	Undisclosed	4	2	2	322
14	Pimelia Court	20-May-24	\$880,000	4	2	3	647
11	Quamby Avenue	27-May-24	Undisclosed	4	2	2	929
11	Lautrec Street	24-Jun-24	\$900,000	4	2	2	866
26	Raphael Crescent	6-Apr-24	\$910,000	3	2	2	682
29	Pine Hill Drive	22-Jun-24	\$910,000	4	2	2	751
10	Meribah Court	26-Apr-24	\$930,000	4	2	2	587
25	Gulwa Avenue	18-May-24	\$956,000	4	2	2	644
1/24	Bayview Road	28-Jun-24	\$960,000	3	2	2	-
20	Kalmia Street	8-Jun-24	\$1,000,000	5	2	4	1,012
6	Inglis Avenue	22-May-24	\$1,020,000	5	2	2	608
6	Quamby Avenue	29-May-24	Undisclosed	5	2	3	614
59	Raphael Crescent	1-Apr-24	\$1,100,000	5	3	1	651
1	Geofrey Street	20-Apr-24	\$1,150,000	4	3	2	342
6	Robinia Street	18-Apr-24	\$1,210,000	5	2	5	1,134
4	Roberta Grove	23-May-24	Undisclosed	4	2	5	742
12	Corio Avenue	15-May-24	\$1,275,000	4	2	4	607
48	Roberts Street	30-Apr-24	\$1,360,000	9	3	3	917
5	Edna Street	15-Apr-24	\$1,365,000	4	2	3	780
8	Spring Street	18-Jun-24	\$1,400,000	3	2	2	267
54	High Street	4-Apr-24	\$1,865,000	5	4	2	415
49	Lardner Road	13-Apr-24	\$2,115,000	7	7	7	1,753
22	Gould Street	2-May-24	\$2,880,000	4	2	2	799

Information about this report: This report shows 3 months of sold properties (01.04.2024-31.06.2024), as reported on 24.07.2024. This report is based on third party data. Whilst care has been taken in the preparation of the report, neither the author nor the real estate agent takes any responsibility for any incorrect, misleading or inaccurate data. Properties listed are those sold by multiple agents/agencies in the area. Not all properties have been sold by Janice Dunn Estate Agents.

Should your property be currently exclusively listed with another agent, please disregard this communication.

## 19 Charlotte Court, Frankston South



Sales  
Dunn Right

Bed	Bath	Car	Land
4	2	2	995m <sup>2</sup>

Sold for \$1,360,000

Advertised price \$1,250,000 - \$1,375,000  
42 days on the market

## 76 Overport Road, Frankston South



Bed	Bath	Car	Land
4	2	2	3,113m <sup>2</sup>

Sold for \$1,500,000

Advertised price \$1,495,000 - \$1,620,000  
60 days on the market

## 7 Aquarius Drive, Frankston



Sales  
Dunn Right

Bed	Bath	Car	Land
3	1	2	666m <sup>2</sup>

Sold for \$775,000

Advertised price \$720,000 - \$770,000  
8 days on market

## 3 Meerlu Avenue, Frankston

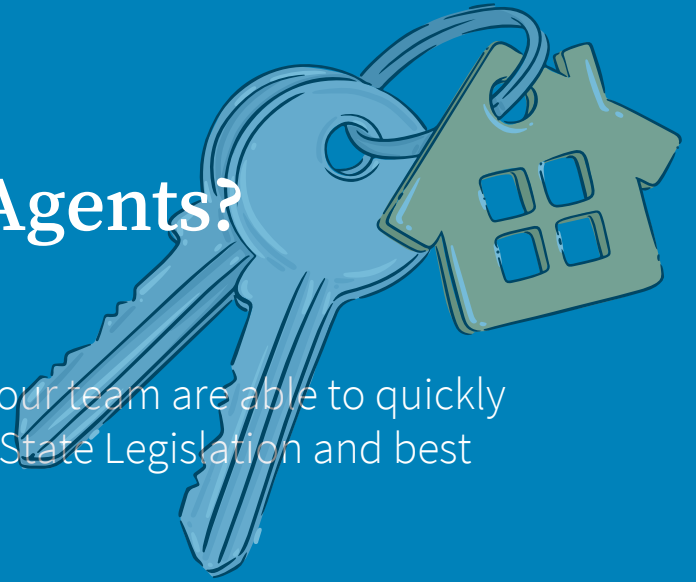


Bed	Bath	Car	Land
3	1	2	570m <sup>2</sup>

Sold for \$625,000

Advertised price \$599,999  
5 days on the market

# Why Lease with Janice Dunn Estate Agents?



## **Boutique Agency**

As an independent, boutique agency, our team are able to quickly adjust to changes in the local market, State Legislation and best practice.

## **Communication, Transparency & Personalised Service**

We pride ourselves on our open communication with clients, attending to all queries and concerns in a timely manner. Being a small team, you will always know who your property manager is - to us, you are more than just a property.

## **Maintenance & Repairs**

Our team will identify areas for improvement, take preventative measures to avoid serious damage and act fast when repairs are required ensuring the property and Renters are safe. All maintenance requests are handled professionally and promptly - we only engage qualified, licenced and insured tradespeople.

## **Testimonial**



"It has been a very positive experience renting through Janice Dunn and team. Any maintenance has been dealt with very promptly and Janice and Anne have been so friendly, genuine and helpful! We have not just found a house to rent but a home and community we love!"

— Sarah

# Style to Sell!

Just a few simple steps can go a long way.

1. **Declutter** - store away as much as possible, remove any personal items such as trophies, family photos and diplomas, and shed items that no longer bring you joy.
2. **Neutralise the home** - a freshly painted home, in a universally appealing tone, makes the home feel and smell a lot cleaner and gives a good strong base to add colour and texture with cushions, artwork, and home furnishings.
3. **Furniture Placement** - for photography a home needs to feel spacious and balanced, look larger rather than smaller, your furniture placement plays a large role in this. A good tip is to walk through your home as a visitor would, take a photo with your phone in the spots where visitors are likely to stop and look around. What stands out? What dominates the room? What should be removed? If you have an oversized TV, swap it for something smaller whilst your home is on the market, any large couches remove and hire something minimalist.
4. **A well-made bed can make all the difference** - this is the easiest way to add colour and style to a room: a neutral bedspread with textured cushions and throw-rugs to make the bed look more enticing and inviting, a small reading chair, a tasteful piece of artwork, side tables with a trendy reading lamp, and a few little bits and pieces to finish the space off.
5. **The kitchen is the heart of the home** - start by cleaning out all the cupboards, throw away any broken pots, pans, cups, saucers, and kitchen utensils that you never use... Create more space in your drawers and cupboards so you can store away as much as possible off your benchtops. Make sure your oven, hot plates and fridge is as clean as possible, buyers will always open up cupboards, so ensure they are neat and tidy. off your benchtops. Make sure your oven, hot plates and fridge are as clean as possible, buyers will always open up cupboards, so ensure they are neat and tidy. Any loose door handles and hinges need addressing, and any chips on the laminate need to be fixed. Fresh flowers and herbs are essential in this room, a new kettle to match the coffee machine will look great on the bench top.
6. **Laundries are back on trend** - make sure this room is as appealing as possible. Freshly painted, old cleaning products removed, laundry basket put away and the ironing board and iron has a spot to go.
7. **First impressions** - the porch and front entrance needs to be fresh and appealing. A spot to take your shoes off, a space to put the handbag and keys, and a coat hanger for the umbrella and shopping bags.

“They styled and decorated the property beautifully and wrote up a wonderful description for the property”

Vendor - ratemyagent







Did you know Janice Dunn Estate Agents now offer styling services!

Whether you're looking for a basic styling consult, where we help you decide what to declutter, or you're wanting the use of our extensive range of soft furnishings...we even offer a full styling service.

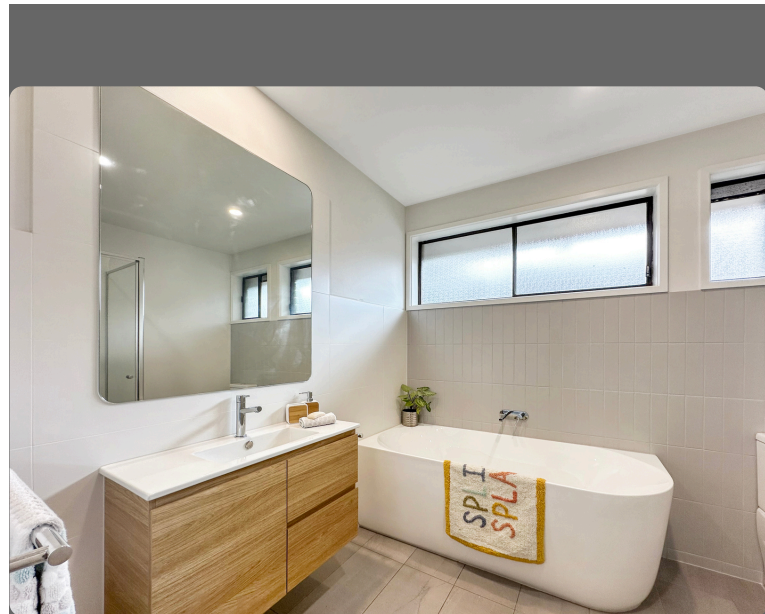
Want to know more, give one of our team a call!



“The entire team went above and beyond expectations when it came to marketing the property. The entire team were involved in the presentation of the property to the point where I was not sure how much furniture they would have had left at home! A hard working team that know their area.”

Vendor - ratemyagent

Janice **Dunn**  
Estate Agents



# YAMALA PARK FRANKSTON BOWLING CLUB

Family Friendly Bowls in Frankston South

## Supporting Local

Have you ever wanted to learn how to play bowls?

Give us a call to find out more about beginner bowls!

Enjoy a drink at club prices during a game of Darts or even Pool!

This local club is open for the general public Fridays from 4pm - no need to book, simply turn up!

Call Yamala Club!

(03) 9787 5638

yamalaparkbc@gmail.com

Janice **Dunn**

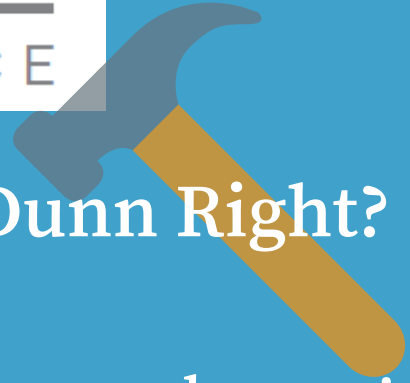
Estate Agents





**DUNN RIGHT**

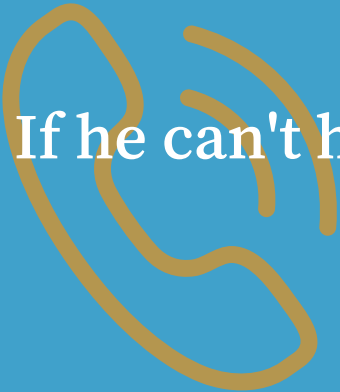
HOME MAINTENANCE



Looking for home maintenance Dunn Right?

Give Russell a call!

If he can't help you, he will know someone who can!



Russell Dunn 0459 805 263

randjdunn@tpg.com.au

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# Pop into our office and meet the team!



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# Janice **Dunn**

Estate Agents