

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

8 ST GEORGE COURT FRANKSTON VIC 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

2 ADINA COURT FRANKSTON VIC 3199	\$845,000	20-May-22
16 BUNARONG DRIVE FRANKSTON VIC 3199	\$790,000	15-Jun-22
17 ALEXANDER CRESCENT FRANKSTON VIC 3199	\$797,500	07-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 04 November 2022



2 ADINA COURT FRANKSTON VIC 3199

Sold Price

\$845,000

Sold Date

20-May-22



4



2



2

Distance

0.14km



16 BUNARONG DRIVE FRANKSTON VIC 3199

Sold Price

\$790,000

Sold Date

15-Jun-22



4



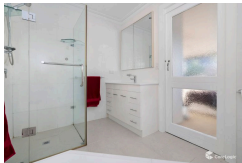
2



2

Distance

0.9km



17 ALEXANDER CRESCENT FRANKSTON VIC 3199

Sold Price

\$797,500

Sold Date

07-Jun-22



4



2



2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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