

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

7 FINISTERRE 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

\$970,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Frankston

Period-from

01 May 2021

to

30 Apr 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

8 FRANCESCA COURT FRANKSTON VIC 3199	\$1,030,000	22-Sep-21
87 FRANCISCAN AVENUE FRANKSTON VIC 3199	\$960,000	23-Feb-22
11 FRANCESCA COURT FRANKSTON VIC 3199	\$970,000	01-Feb-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: 18 May 2022



**8 FRANCESCA COURT
FRANKSTON VIC 3199**

 4  2  6

Sold Price **\$1,030,000** Sold Date **22-Sep-21**

Distance -



**87 FRANCISCAN AVENUE
FRANKSTON VIC 3199**

 4  2  2

Sold Price ^{RS} **\$960,000** Sold Date **23-Feb-22**

Distance -



**11 FRANCESCA COURT
FRANKSTON VIC 3199**

 3  3  4

Sold Price **\$970,000** Sold Date **01-Feb-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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