

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

2 CROMER 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2021

to

31 May 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

9 MINTON DRIVE FRANKSTON VIC 3199	\$730,000	17-Dec-21
5 MUIRFIELD COURT FRANKSTON VIC 3199	\$750,000	20-Feb-22
7 BARCLAY AVENUE FRANKSTON VIC 3199	\$825,000	10-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: 01 June 2022



9 MINTON DRIVE FRANKSTON VIC 3199

Sold Price

\$730,000

Sold Date

17-Dec-21

3

1

-

Distance

0.21km



5 MUIRFIELD COURT FRANKSTON VIC 3199

Sold Price

\$750,000

Sold Date

20-Feb-22

3

2

2

Distance

0.36km



7 BARCLAY AVENUE FRANKSTON VIC 3199

Sold Price

\$825,000

Sold Date

10-Feb-22

3

2

1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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