

## 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 YANDIAH COURT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1 MILINA COURT FRANKSTON VIC 3199     | \$707,000 | 07-Dec-22 |
| 10 CATALINA COURT FRANKSTON VIC 3199  | \$710,000 | 04-Nov-22 |
| 42 HAVANA CRESCENT FRANKSTON VIC 3199 | \$710,000 | 04-Dec-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: 07 March 2023



**1 MILINA COURT FRANKSTON VIC 3199**

Sold Price

**\$707,000**

Sold Date **07-Dec-22**

 3  1  2

Distance **0.62km**



**10 CATALINA COURT FRANKSTON VIC 3199**

Sold Price

**\$710,000**

Sold Date **04-Nov-22**

 3  1  2

Distance **0.9km**



**42 HAVANA CRESCENT FRANKSTON VIC 3199**

Sold Price

Sold Date **04-Dec-22**

 4  1  2

Distance **1.17km**

RS = Recent sale      UN = Undisclosed Sale

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