

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

4 Windsor 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 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

33 Wynden Drive Frankston VIC 3199

\$775,200

16-Sep-21

15 Mirang Court Frankston VIC 3199

\$800,000

03-Dec-21

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: 09 February 2022



33 Wynden Drive Frankston VIC 3199

Sold Price

\$775,200

Sold Date

16-Sep-21

 4  2  3

Distance

0.86km



15 Mirang Court Frankston VIC 3199

Sold Price

\$800,000

Sold Date

03-Dec-21

 4  2  1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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