

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

9 DUNRAVEN 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

34 LIPTON DRIVE FRANKSTON VIC 3199

\$753,000

29-Aug-23

6 PIMELIA COURT FRANKSTON VIC 3199

\$732,500

25-Sep-23

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: 13 November 2023



34 LIPTON DRIVE FRANKSTON VIC 3199 Sold Price **\$753,000** Sold Date **29-Aug-23**

 3  2  2

Distance **0.31km**



6 PIMELIA COURT FRANKSTON VIC 3199 Sold Price ^{RS} **\$732,500** Sold Date **25-Sep-23**

 3  2  2

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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