

## 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

14 Russett Court Frankston VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 78 Raphael Crescent Frankston VIC 3199  | \$755,000 | 07-Jul-21 |
| 19 Lerwick Court Frankston VIC 3199     | \$710,000 | 01-Apr-21 |
| 142 Heatherhill Road Frankston VIC 3199 | \$735,000 | 31-Mar-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: 22 September 2021



**78 Raphael Crescent Frankston VIC 3199**

Sold Price

**\$755,000**

Sold Date

**07-Jul-21**



3



1



2

Distance

**0.19km**



**19 Lerwick Court Frankston VIC 3199**

Sold Price

**\$710,000**

Sold Date

**01-Apr-21**



3



1



2

Distance

**0.2km**



**142 Heatherhill Road Frankston VIC 3199**

Sold Price

**\$735,000**

Sold Date

**31-Mar-21**



3



1



2

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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