

## 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 ST GEORGE 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

\$660,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

3 CARTER COURT FRANKSTON VIC 3199	\$720,000	24-Feb-23
10 DRYSDALE AVENUE FRANKSTON VIC 3199	\$692,500	07-Mar-23
7 ZARA COURT FRANKSTON VIC 3199	\$752,000	06-May-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: 16 August 2023

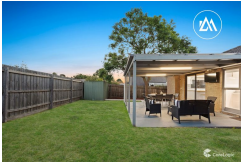


**3 CARTER COURT FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$720,000** Sold Date **24-Feb-23**

Distance **1.06km**



**10 DRYSDALE AVENUE FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$692,500** Sold Date **07-Mar-23**

Distance **1.11km**



**7 ZARA COURT FRANKSTON VIC 3199**

 3  1  1

Sold Price <sup>RS</sup> **\$752,000** Sold Date **06-May-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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