

# 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 Mount View 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)

Range between \$820,000 & \$865,000

### Median sale price

Median price \$740,000 Property Type House Suburb Frankston

Period - From 01/10/2023 to 30/09/2024 Source REIV

### 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 six 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	41 Pratt Av FRANKSTON SOUTH 3199	\$827,000	20/10/2024
2	15 Overport Rd FRANKSTON SOUTH 3199	\$817,500	11/10/2024
3	9 Bayview Rd FRANKSTON 3199	\$866,000	03/08/2024

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 six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$820,000 - \$865,000

**Median House Price**

Year ending September 2024: \$740,000



3 2 5

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

## Comparable Properties



**41 Pratt Av FRANKSTON SOUTH 3199 (VG)**

**Agent Comments**

3 - -

**Price:** \$827,000  
**Method:** Sale  
**Date:** 20/10/2024  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx



**15 Overport Rd FRANKSTON SOUTH 3199 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$817,500  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**9 Bayview Rd FRANKSTON 3199 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$866,000  
**Method:** Private Sale  
**Date:** 03/08/2024  
**Property Type:** House  
**Land Size:** 650 sqm approx

**Account - Fosterfroling Real Estate | P: 03 9781 3366**



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