

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

8 BIRTINYA 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 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

1 DALPURA CIRCUIT FRANKSTON VIC 3199	\$700,000	16-Oct-23
4 BINDI CLOSE FRANKSTON VIC 3199	\$755,000	19-May-23
17 KARINGAL DRIVE FRANKSTON VIC 3199	\$720,000	04-Aug-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: 24 October 2023



1 DALPURA CIRCUIT FRANKSTON VIC 3199

 3  2  2

Sold Price

^{RS}

\$700,000

Sold Date

16-Oct-23

Distance

0.22km



4 BINDI CLOSE FRANKSTON VIC 3199

 3  2  2

Sold Price

\$755,000

Sold Date

19-May-23

Distance

0.55km



17 KARINGAL DRIVE FRANKSTON VIC 3199

 3  2  2

Sold Price

\$720,000

Sold Date

04-Aug-23

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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