

## 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

3 Devon 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

\$499,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 2019

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 Carol Court Frankston VIC 3199  | \$588,000 | 18-Sep-19 |
| 6 Amber Avenue Frankston VIC 3199 | \$565,000 | 26-Oct-19 |
| 6 Marla Court Frankston VIC 3199  | \$515,000 | 31-Oct-19 |

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.~~

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1 Carol Court Frankston VIC 3199

Sold Price

<sup>RS</sup>

**\$588,000**

Sold Date

**18-Sep-19**

3

1

1

Distance

**0.09km**



6 Amber Avenue Frankston VIC 3199

Sold Price

<sup>RS</sup>

**\$565,000**

Sold Date

**26-Oct-19**

3

1

2

Distance

**0.34km**



6 Marla Court Frankston VIC 3199

Sold Price

<sup>RS</sup>

**\$515,000**

Sold Date

**31-Oct-19**

3

1

1

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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