

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

2 CARLISLE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,250

Property type

House

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 2022

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

8 DIANELLA COURT FRANKSTON VIC 3199	\$830,000	30-Jan-22
6 DUNRAVEN COURT FRANKSTON VIC 3199	\$830,000	11-Sep-21
48 LIPTON DRIVE FRANKSTON VIC 3199	\$815,000	07-Jul-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: 11 March 2022


8 DIANELLA COURT FRANKSTON VIC 3199

Sold Price

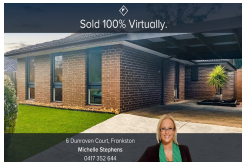
RS

\$830,000

Sold Date

30-Jan-22
 3  2  2

Distance

0.29km

6 DUNRAVEN COURT FRANKSTON VIC 3199

Sold Price

\$830,000

Sold Date

11-Sep-21
 4  2  2

Distance

0.33km

48 LIPTON DRIVE FRANKSTON VIC 3199

Sold Price

\$815,000

Sold Date

07-Jul-21
 3  2  2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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