

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 WYKEHAM 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 2025

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

13 OGRADY AVENUE FRANKSTON VIC 3199	\$885,000	14-Oct-24
1 INGLIS AVENUE FRANKSTON VIC 3199	\$813,000	22-Oct-24

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: 13 February 2025

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**13 OGRADY AVENUE FRANKSTON
VIC 3199**

Sold Price

\$885,000

Sold Date

14-Oct-24 3  3  -

Distance

0.8km**1 INGLIS AVENUE FRANKSTON VIC
3199**

Sold Price

\$813,000

Sold Date

22-Oct-24 3  1  -

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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