

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 MADEIRA 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

\$650,000

&

\$670,000

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

4 ADINA COURT FRANKSTON VIC 3199	\$667,500	14-Dec-24
5 TERI STREET FRANKSTON VIC 3199	\$695,000	25-Aug-24
65 KARINGAL DRIVE FRANKSTON VIC 3199	\$675,000	17-Nov-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.~~

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4 ADINA COURT FRANKSTON VIC 3199 Sold Price **\$667,500** Sold Date **14-Dec-24**

3 1 2

Distance **0.15km**



5 TERI STREET FRANKSTON VIC 3199 Sold Price **\$695,000** Sold Date **25-Aug-24**

3 1 2

Distance **0.23km**



65 KARINGAL DRIVE FRANKSTON VIC 3199 Sold Price **\$675,000** Sold Date **17-Nov-24**

3 1 2

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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