

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

10 Grady Court Frankston South 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

\$860,000

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2020

to

31 Mar 2021

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

14 Grady Court Frankston South VIC 3199	\$795,000	15-Jan-21
22 Grady Court Frankston South VIC 3199	\$888,800	10-Feb-21
15 Shearer Court Frankston South VIC 3199	\$880,000	04-Mar-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: 05 April 2021

 <p>CONDITIONS OF ENTRY</p> <p>Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.</p> <p>Open for inspections are now permitted for sale and rental properties.</p> <p>At an open for inspection there must be one person per two sqm. If the property is occupied, then they will need to leave the property at the time of the inspection.</p> <p>CoreLogic</p>	14 Grady Court Frankston South VIC 3199	Sold Price	\$795,000	Sold Date	15-Jan-21
	 3  2  2			Distance	0.03km
	22 Grady Court Frankston South VIC 3199	Sold Price	^{RS} \$888,800	Sold Date	10-Feb-21
	 4  2  2			Distance	0.08km
	15 Shearer Court Frankston South VIC 3199	Sold Price	^{RS} \$880,000	Sold Date	04-Mar-21
	 4  2  2			Distance	0.15km

RS = Recent sale

UN = Undisclosed Sale

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