

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 Francesca 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2020

to

31 Jul 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

7 Devereaux Court Frankston VIC 3199	\$890,000	28-May-21
2 Balmerino Square Frankston VIC 3199	\$891,500	13-Jul-21
208 Heatherhill Road Frankston VIC 3199	\$924,000	06-Jun-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: 16 August 2021



7 Devereaux Court Frankston VIC 3199

 4  3  5

Sold Price

^{RS} **\$890,000**

Sold Date

28-May-21

Distance

0.23km



2 Balmerino Square Frankston VIC 3199

 3  2  1

Sold Price

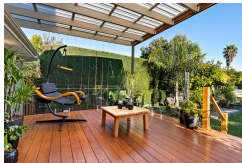
^{RS} **\$891,500**

Sold Date

13-Jul-21

Distance

0.28km



208 Heatherhill Road Frankston VIC 3199

 3  2  3

Sold Price

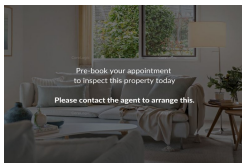
^{RS} **\$924,000**

Sold Date

06-Jun-21

Distance

0.35km



204 Heatherhill Road Frankston VIC 3199

 3  2  2

Sold Price

^{RS} **\$890,000**

Sold Date

11-Aug-21

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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