

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

9 IRVINE CRESCENT 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

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 2023

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

60 WARRAWEE CIRCUIT FRANKSTON VIC 3199	\$785,000	02-Sep-22
2 DORAN COURT FRANKSTON VIC 3199	\$740,000	18-Sep-22

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: 14 February 2023


**60 WARRAWEE CIRCUIT
FRANKSTON VIC 3199**
 4  2  2

 Sold Price **\$785,000** Sold Date **02-Sep-22**

 Distance **0.69km**

**2 DORAN COURT FRANKSTON VIC
3199**
 3  1  1

 Sold Price **\$740,000** Sold Date **18-Sep-22**

 Distance **0.14km**

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

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