

## 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

2 Furneaux Court Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2019

to

31 Dec 2019

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 Jerome Court Frankston VIC 3199	\$615,000	06-Aug-19
2 Gretel Court Frankston VIC 3199	\$646,000	06-Aug-19
5 Furneaux Court Frankston VIC 3199	\$635,000	19-Dec-19

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 Jerome Court Frankston VIC 3199** Sold Price

**\$615,000** Sold Date **06-Aug-19**

4 2 2

Distance **0.37km**

#### Notes from your agent

Updated (laminated) kitchen and floors, everything else is original

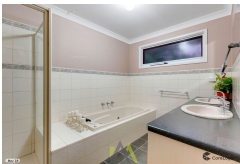


**2 Gretel Court Frankston VIC 3199** Sold Price

**\$646,000** Sold Date **06-Aug-19**

4 2 2

Distance **0.49km**



**5 Furneaux Court Frankston VIC 3199** Sold Price

**\$635,000** Sold Date **19-Dec-19**

4 2 2

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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