

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 BIRTINYA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 May 2022

to

30 Apr 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

1/11 ANJAYA COURT FRANKSTON VIC 3199	\$660,000	21-Jan-23
20 HAVANA CRESCENT FRANKSTON VIC 3199	\$618,000	08-May-23
6 BERWICK CLOSE FRANKSTON VIC 3199	\$650,000	03-Dec-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: 30 May 2023



**1/11 ANJAYA COURT FRANKSTON
VIC 3199**

 3  1  2

Sold Price

\$660,000

Sold Date

21-Jan-23

Distance

0.42km



**20 HAVANA CRESCENT
FRANKSTON VIC 3199**

 3  1  1

Sold Price

^{RS} **\$618,000**

Sold Date

08-May-23

Distance

0.54km



**6 BERWICK CLOSE FRANKSTON
VIC 3199**

 3  1  2

Sold Price

\$650,000

Sold Date

03-Dec-22

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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