

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

59 Dunsterville 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,250

Property type

House

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 2022

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

21 Dunsterville Crescent Frankston VIC 3199	\$750,000	10-Sep-21
31 Warrawee Circuit Frankston VIC 3199	\$720,000	06-Oct-21
50 Dalpura Circuit Frankston VIC 3199	\$775,000	13-Sep-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: 02 March 2022



21 Dunsterville Crescent Frankston VIC 3199

 3  1  1

Sold Price

\$750,000

Sold Date

10-Sep-21

Distance

0.28km



31 Warrawee Circuit Frankston VIC 3199

 3  1  2

Sold Price

\$720,000

Sold Date

06-Oct-21

Distance

0.82km



50 Dalpura Circuit Frankston VIC 3199

 3  2  2

Sold Price

\$775,000

Sold Date

13-Sep-21

Distance

0.34km



49 Sassafra Drive Frankston VIC 3199

 3  1  2

Sold Price

\$740,000

Sold Date

06-Dec-21

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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