

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

4 WURRINDI 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 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

132 HEATHERHILL ROAD FRANKSTON VIC 3199	\$725,000	18-May-23
1 QUANDONG COURT FRANKSTON VIC 3199	\$675,000	08-Mar-23
5 PUTNEY LANE FRANKSTON VIC 3199	\$750,000	23-Mar-23

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: 27 June 2023



**132 HEATHERHILL ROAD
FRANKSTON VIC 3199**

 3  2  1

Sold Price

RS

\$725,000

Sold Date

18-May-23

Distance

0.33km



**1 QUANDONG COURT FRANKSTON
VIC 3199**

 3  1  2

Sold Price

\$675,000

Sold Date

08-Mar-23

Distance

0.08km



**5 PUTNEY LANE FRANKSTON VIC
3199**

 3  2  4

Sold Price

\$750,000

Sold Date

23-Mar-23

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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