

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

8 Baillie 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2020

to

31 Dec 2020

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

3 Tralea Place Frankston VIC 3199	\$625,000	24-Nov-20
9 Kenmore Court Frankston VIC 3199	\$672,000	12-Nov-20
12 Lerwick Court Frankston VIC 3199	\$641,000	24-Nov-20

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: 12 January 2021



3 Tralea Place Frankston VIC 3199

Sold Price

RS

\$625,000

Sold Date **24-Nov-20**

 3  2  2

Distance **0.41km**



9 Kenmore Court Frankston VIC 3199

Sold Price

\$672,000

Sold Date **12-Nov-20**

 3  2  2

Distance **0.11km**



12 Lerwick Court Frankston VIC 3199

Sold Price

RS

\$641,000

Sold Date **24-Nov-20**

 3  2  2

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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