

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 Glenview 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

or range between

\$680,000

&

730,000

Median sale price

Median price

\$736,000

Property type

House

Suburb

Frankston

Period - From

01/09/2022

to

31/08/2023

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 six 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. 14 LORIKEET COURT, FRANKSTON Vic 3199	\$720,000	21/10/2023
2. 8 LUTANA COURT FRANKSTON VIC 3199	\$715,000	18/08/2023
3. 3 QUAMBY AVENUE FRANKSTON VIC 3199	\$710,000	22/08/2023

This Statement of Information was prepared on: 24/10/2023