

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

6 DIGBY 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

\$829,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,250

Property type

House

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 2024

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 WILLOW ROAD FRANKSTON VIC 3199	\$825,000	06-Feb-24
9 WARRAWEE CIRCUIT FRANKSTON VIC 3199	\$830,000	23-May-24
67 KARINGAL DRIVE FRANKSTON VIC 3199	\$835,000	18-Feb-24

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: 25 July 2024



3 WILLOW ROAD FRANKSTON VIC 3199 Sold Price

\$825,000 Sold Date **06-Feb-24**

4 2 3

Distance **1.18km**



9 WARRAWEE CIRCUIT FRANKSTON VIC 3199 Sold Price

Sold Price

\$830,000 Sold Date **23-May-24**

4 2 -

Distance **1.44km**



67 KARINGAL DRIVE FRANKSTON VIC 3199 Sold Price

\$835,000 Sold Date **18-Feb-24**

4 2 -

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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