

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 Dunraven 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2020

to

31 Jul 2021

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

4 Ellesmere Court Frankston VIC 3199	\$820,000	24-Jun-21
2 Lefevre Court Frankston VIC 3199	\$857,500	25-Jun-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: 24 August 2021



4 Ellesmere Court Frankston VIC 3199

Sold Price

\$820,000

Sold Date

24-Jun-21

 4

 2

 2

Distance

1.36km



2 Lefevre Court Frankston VIC 3199

Sold Price

^{RS} **\$857,500**

Sold Date

25-Jun-21

 4

 2

 2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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