

## 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

42 Fingal Drive Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 21 Dunsterville Crescent Frankston VIC 3199 | \$750,000 | 10-Sep-21 |
| 7 Charon Court Frankston VIC 3199           | \$745,000 | 07-Oct-21 |
| 31 Havana Crescent Frankston VIC 3199       | \$786,000 | 29-Jan-22 |

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: 02 February 2022



**21 Dunsterville Crescent Frankston VIC 3199**

Sold Price

**\$750,000**

Sold Date

**10-Sep-21**



3



1



1

Distance

**1.16km**



**7 Charon Court Frankston VIC 3199**

Sold Price

**\$745,000**

Sold Date

**07-Oct-21**



3



1



1

Distance

**0.57km**



**31 Havana Crescent Frankston VIC 3199**

Sold Price

<sup>RS</sup> **\$786,000**

Sold Date

**29-Jan-22**



3



2



1

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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