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

12 YARRABEE 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 \$575,000 & \$625,000	Single Price			\$575,000	&	\$625,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$740,000	Prop	erty type	House		Suburb	Frankston
Period-from	01 May 2023	to	30 Apr 2	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.

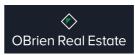
Address of comparable property	Price	Date of sale
25 MEERLU AVENUE FRANKSTON VIC 3199	\$605,000	09-Feb-24
4 BANYAN DRIVE FRANKSTON VIC 3199	\$631,100	29-Feb-24
16 LEAWARRA PARADE FRANKSTON VIC 3199	\$575,000	06-Mar-24

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: 09 May 2024





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25 MEERLU AVENUE FRANKSTON Sold Price VIC 3199

\$605,000 Sold Date 09-Feb-24

1.03km Distance



4 BANYAN DRIVE FRANKSTON VIC Sold Price 3199

\$631,100 Sold Date 29-Feb-24

Distance 0.68km



16 LEAWARRA PARADE

₾ 1

Sold Price

\$575,000 Sold Date 06-Mar-24

Distance 0.43km

FRANKSTON VIC 3199

■ 3

= 3

aggregation 2

\$ 1

RS = Recent sale

UN = Undisclosed Sale

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