

## 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 CATALINA COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

5 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199	\$700,000	22-Nov-23
54 DALPURA CIRCUIT FRANKSTON VIC 3199	\$700,000	29-Nov-23
8 BEVERLEY CLOSE FRANKSTON VIC 3199	\$750,000	13-Dec-23

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 April 2024


**5 DUNSTERVILLE CRESCENT  
FRANKSTON VIC 3199**

Sold Price

**\$700,000**

Sold Date **22-Nov-23**
 3  2  2

Distance **0.87km**

**54 DALPURA CIRCUIT FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup> **\$700,000** <sup>UN</sup>

Sold Date **29-Nov-23**
 3  2  2

Distance **0.87km**

**8 BEVERLEY CLOSE FRANKSTON  
VIC 3199**

Sold Price

**\$750,000**

Sold Date **13-Dec-23**
 3  2  2

Distance **1.52km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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