

## 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

10 WATTLE DRIVE 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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

8 MARGATE AVENUE FRANKSTON VIC 3199	\$630,000	08-Jun-24
9 GATTINARA DRIVE FRANKSTON VIC 3199	\$725,000	15-Mar-24
15 GATTINARA DRIVE FRANKSTON VIC 3199	\$680,000	24-Jul-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: 12 August 2024



**8 MARGATE AVENUE FRANKSTON  
VIC 3199**

 3  1  2

Sold Price

**\$630,000**

Sold Date

**08-Jun-24**

Distance

**0.8km**



**9 GATTINARA DRIVE FRANKSTON  
VIC 3199**

 3  1  2

Sold Price

**\$725,000**

Sold Date

**15-Mar-24**

Distance

**0.81km**



**15 GATTINARA DRIVE FRANKSTON  
VIC 3199**

 3  1  2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**24-Jul-24**

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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