

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

56 Dalpura Circuit, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Frankston

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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
1	266 Skye Rd FRANKSTON 3199	\$680,000	08/07/2024
2	28 Havana Cr FRANKSTON 3199	\$699,000	08/07/2024
3	14 Hibiscus Av FRANKSTON 3199	\$696,000	01/07/2024

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 six months.~~

This Statement of Information was prepared on:

30/07/2024 13:05



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

June quarter 2024: \$750,000

Comparable Properties



266 Skye Rd FRANKSTON 3199 (REI)

Agent Comments

 3  1  2

Price: \$680,000

Method: Private Sale

Date: 08/07/2024

Property Type: House

Land Size: 534 sqm approx



28 Havana Cr FRANKSTON 3199 (REI)

Agent Comments

 3  1  2

Price: \$699,000

Method: Private Sale

Date: 08/07/2024

Property Type: House

Land Size: 556 sqm approx



14 Hibiscus Av FRANKSTON 3199 (REI)

Agent Comments

 3  1  3

Price: \$696,000

Method: Private Sale

Date: 01/07/2024

Property Type: House (Res)

Land Size: 570 sqm approx

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