

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

15/4 BARAK 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

\$360,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2021

to

30 Apr 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

2/1-3 SKYE ROAD FRANKSTON VIC 3199	\$380,000	23-Jan-22
1/16 PETRIE STREET FRANKSTON VIC 3199	\$362,499	13-Nov-21
1/35 ROBERTS STREET FRANKSTON VIC 3199	\$390,000	28-Mar-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.~~

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2/1-3 SKYE ROAD FRANKSTON VIC 3199 Sold Price **\$380,000** Sold Date **23-Jan-22**

1 1 1

Distance **1.79km**



1/16 PETRIE STREET FRANKSTON VIC 3199 Sold Price **\$362,499** Sold Date **13-Nov-21**

1 1 1

Distance **1.84km**



1/35 ROBERTS STREET FRANKSTON VIC 3199 Sold Price **\$390,000** Sold Date **28-Mar-22**

1 1 1

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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