

## 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 BALMORAL COURT FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,141,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2023

to

29 Feb 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

4 BLENHEIM PLACE FRANKSTON SOUTH VIC 3199	\$1,260,000	30-Jan-24
29 COLBERT COURT FRANKSTON SOUTH VIC 3199	\$1,250,000	20-Jun-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: 28 March 2024

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**4 BLENHEIM PLACE FRANKSTON  
SOUTH VIC 3199**

4 2 2

Sold Price <sup>RS</sup> **\$1,260,000** Sold Date **30-Jan-24**

Distance **0.09km**

**29 COLBERT COURT FRANKSTON  
SOUTH VIC 3199**

3 2 2

Sold Price **\$1,250,000** Sold Date **20-Jun-23**

Distance **0.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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