

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

3 LYTHAM 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 2023

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

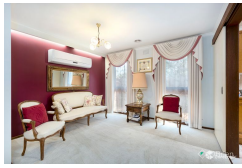
Date of sale

8 RUSHCLIFFE COURT FRANKSTON VIC 3199	\$645,000	10-Nov-22
69 FINGAL DRIVE FRANKSTON VIC 3199	\$705,000	30-Nov-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.

This Statement of Information was prepared on: 07 February 2023



**8 RUSHCLIFFE COURT
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$645,000** Sold Date **10-Nov-22**

Distance **0.25km**



69 FINGAL DRIVE FRANKSTON VIC 3199

 3  2  2

Sold Price **\$705,000** Sold Date **30-Nov-22**

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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