

## 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 OWEN CLOSE FRANKSTON 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,250

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

10 KIPLING PLACE FRANKSTON VIC 3199	\$706,350	17-Jun-24
3 GAYNOR COURT FRANKSTON VIC 3199	\$730,000	04-Jun-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.

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**10 KIPLING PLACE FRANKSTON  
 VIC 3199**

 3  2  2

Sold Price **\$706,350** Sold Date **17-Jun-24**

Distance **0.17km**



**3 GAYNOR COURT FRANKSTON  
 VIC 3199**

 3  2  2

Sold Price **\$730,000** Sold Date **04-Jun-24**

Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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