

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 QUANDONG 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$779,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2021

to

30 Nov 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

4 CHATTERLEY COURT FRANKSTON VIC 3199	\$825,000	20-Oct-22
19 QUAMBY AVENUE FRANKSTON VIC 3199	\$782,900	08-Oct-22
91 WANGARRA ROAD FRANKSTON VIC 3199	\$807,043	13-Oct-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: 19 December 2022



**4 CHATTERLEY COURT
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$825,000** Sold Date **20-Oct-22**

Distance **0.74km**



**19 QUAMBY AVENUE FRANKSTON
VIC 3199**

 3  2  2

Sold Price **\$782,900** Sold Date **08-Oct-22**

Distance **0.91km**



**91 WANGARRA ROAD FRANKSTON
VIC 3199**

 3  2  4

Sold Price **\$807,043** Sold Date **13-Oct-22**

Distance **1.33km**

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

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