

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

5 MAGNOLIA 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

\$649,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 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

11/5 CRATHIE COURT FRANKSTON VIC 3199	\$715,000	04-Jan-23
5/94 HILLCREST ROAD FRANKSTON VIC 3199	\$689,000	15-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: 30 June 2023



**11/5 CRATHIE COURT FRANKSTON
VIC 3199**

 3  2  1

Sold Price

\$715,000

Sold Date

04-Jan-23

Distance

0.94km



**5/94 HILLCREST ROAD
FRANKSTON VIC 3199**

 3  2  2

Sold Price

^{RS} **\$689,000** ^{UN}

Sold Date

15-Jun-23

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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