

## 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 CEDAR COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 3 SPRAY STREET FRANKSTON VIC 3199   | \$745,000 | 31-May-24 |
| 7 ADINA COURT FRANKSTON VIC 3199    | \$690,000 | 29-Mar-24 |
| 60 WANGARRA ROAD FRANKSTON VIC 3199 | \$740,000 | 23-May-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.

This Statement of Information was prepared on: 26 August 2024



## 3 SPRAY STREET FRANKSTON VIC 3199

Sold Price

**\$745,000**

Sold Date

**31-May-24**

3

1

1

Distance

**1.56km**



## 7 ADINA COURT FRANKSTON VIC 3199

Sold Price

**\$690,000**

Sold Date

**29-Mar-24**

3

1

1

Distance

**0.5km**



## 60 WANGARRA ROAD FRANKSTON VIC 3199

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**23-May-24**

3

1

3

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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