

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

7 OLINDA PLACE 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

\$730,000

&

\$770,000

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

2 HAYDEN AVENUE FRANKSTON VIC 3199	\$700,000	06-Aug-22
7 CAMDEN COURT FRANKSTON VIC 3199	\$725,000	03-Sep-22
10 WHITFORD WAY FRANKSTON VIC 3199	\$763,500	23-Jul-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: 16 December 2022


**2 HAYDEN AVENUE FRANKSTON
VIC 3199**
 3  2  1

Sold Price

\$700,000

Sold Date **06-Aug-22**

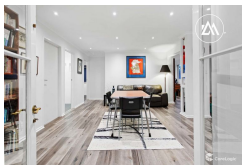
Distance **1.62km**

**7 CAMDEN COURT FRANKSTON
VIC 3199**
 3  2  1

Sold Price

\$725,000

Sold Date **03-Sep-22**

Distance **1.43km**

**10 WHITFORD WAY FRANKSTON
VIC 3199**
 3  2  1

Sold Price

\$763,500

Sold Date **23-Jul-22**

Distance **0.21km**
RS = Recent sale

UN = Undisclosed Sale

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