

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 MIRANG 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2021

to

31 Jul 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
18 NARANGA CRESCENT FRANKSTON VIC 3199	\$755,000	11-Jun-22
16 BUNARONG DRIVE FRANKSTON VIC 3199	\$790,000	21-Jun-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: 26 August 2022

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**2 HAYDEN AVENUE FRANKSTON
VIC 3199**

3 2 2

Sold Price

^{RS} **\$700,000** Sold Date **06-Aug-22**

Distance **1.22km**



**18 NARANGA CRESCENT
FRANKSTON VIC 3199**

3 2 2

Sold Price

\$755,000 Sold Date **11-Jun-22**

Distance **1.99km**



**16 BUNARONG DRIVE FRANKSTON
VIC 3199**

4 2 2

Sold Price

^{RS} **\$790,000** Sold Date **21-Jun-22**

Distance **1.9km**

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

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