

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 DURLEY CLOSE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

2 DORAN COURT FRANKSTON VIC 3199	\$740,000	18-Sep-22
10 DRYSDALE AVENUE FRANKSTON VIC 3199	\$692,500	10-Mar-23
27 WOLSLEY AVENUE FRANKSTON VIC 3199	\$700,000	14-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: 29 March 2023


2 DORAN COURT FRANKSTON VIC 3199

Sold Price

\$740,000

Sold Date

18-Sep-22

3 1 1

Distance

1.14km

10 DRYSDALE AVENUE FRANKSTON VIC 3199

Sold Price

^{RS} **\$692,500** ^{UN}

Sold Date

10-Mar-23

3 2 2

Distance

1.32km

27 WOLSLEY AVENUE FRANKSTON VIC 3199

Sold Price

\$700,000

Sold Date

14-Oct-22

3 2 2

Distance

1.17km

11 LORIKEET COURT FRANKSTON VIC 3199

Sold Price

\$727,500

Sold Date

03-Oct-22

4 2 2

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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