

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 Glenora 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

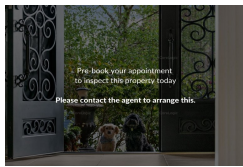
Date of sale

4 Merinda Court Frankston VIC 3199	\$781,000	26-Jun-21
23 Lipton Drive Frankston VIC 3199	\$859,000	08-Jul-21
48 Lipton Drive Frankston VIC 3199	\$815,000	07-Jul-21

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: 22 September 2021



4 Merinda Court Frankston VIC 3199

Sold Price

RS **\$781,000** Sold Date **26-Jun-21**

 4  2  2

Distance **0.13km**



23 Lipton Drive Frankston VIC 3199

Sold Price

\$859,000 Sold Date **08-Jul-21**

 3  2  2

Distance **0.33km**



CONDITIONS OF ENTRY

Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

Open for inspections are now permitted for sale and rental properties

At an open for inspection there is a density quotient of 1 person per 4 sqm.

48 Lipton Drive Frankston VIC 3199

Sold Price

\$815,000 Sold Date **07-Jul-21**

 3  2  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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