

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 Muirfield 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 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

3 Gavan Court Frankston VIC 3199	\$820,000	22-Nov-21
5 Prestwick Court Frankston VIC 3199	\$785,000	27-Oct-21
5 Mirang Court Frankston VIC 3199	\$800,000	-

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: 07 February 2022



3 Gavan Court Frankston VIC 3199

Sold Price

\$820,000

Sold Date

22-Nov-21



4



2



2

Distance

0.35km



5 Prestwick Court Frankston VIC 3199

Sold Price

\$785,000

Sold Date

27-Oct-21



4



2



4

Distance

0.31km



5 Mirang Court Frankston VIC 3199

Sold Price

\$800,000

Sold Date

-



4



2



3

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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