

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 15 Talara Court FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$628,000 House x Suburb Frankston

Period - From 1 July 2018 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six 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
17 Kildare Court FRANKSTON VIC 3199	\$602,500	14 Mar 2019
1 Illawarra Court FRANKSTON VIC 3199	\$610,000	4 April 2019
206 Heatherhill Road FRANKSTON VIC 3199	\$610,000	18 July 2019