

# 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

32 Dalpura Circuit, Frankston Vic 3199

### Indicative selling price

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

Range between \$640,000

&

\$704,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Frankston

Period - From 01/04/2022

to

31/03/2023

Source REIV

### 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 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
1	49 Sassafras Dr FRANKSTON 3199	\$700,000	11/05/2023
2	57 Dunsterville Cr FRANKSTON 3199	\$690,000	11/05/2023
3	3 Birtinya Ct FRANKSTON 3199	\$672,000	08/06/2023

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 six months.~~

This Statement of Information was prepared on:

07/07/2023 10:33

32 Dalpura Circuit, Frankston Vic 3199

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

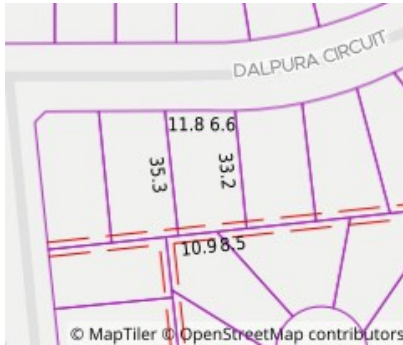
darren1@stockdaleleggo.com.au

**Indicative Selling Price**

\$640,000 - \$704,000

**Median House Price**

Year ending March 2023: \$740,000



**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 666.439 sqm approx

**Agent Comments**

## Comparable Properties



**49 Sassafra Dr FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$700,000

**Method:** Private Sale

**Date:** 11/05/2023

**Property Type:** House (Res)



**57 Dunsterville Cr FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$690,000

**Method:** Private Sale

**Date:** 11/05/2023

**Property Type:** House

**Land Size:** 578 sqm approx



**3 Birtinya Ct FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$672,000

**Method:** Private Sale

**Date:** 08/06/2023

**Property Type:** House

**Land Size:** 595 sqm approx

**Account** - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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