

## 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

3 YARRABEE COURT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 6 NARAMBI CRESCENT FRANKSTON VIC 3199 | \$810,000 | 16-Mar-23 |
| 3 INNERLEVEN COURT FRANKSTON VIC 3199 | \$822,000 | 14-Apr-23 |
| 14 MCMURTRY WAY FRANKSTON VIC 3199    | \$820,000 | 03-Jun-23 |

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: 05 August 2023



**6 NARAMBI CRESCENT  
FRANKSTON VIC 3199**

 4  2  1

Sold Price **\$810,000** Sold Date **16-Mar-23**

Distance **0.19km**



**3 INNERLEVEN COURT  
FRANKSTON VIC 3199**

 4  2  2

Sold Price **\$822,000** Sold Date **14-Apr-23**

Distance **2.16km**



**14 MCMURTRY WAY FRANKSTON  
VIC 3199**

 4  2  2

Sold Price **\$820,000** Sold Date **03-Jun-23**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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