

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 Manuka Court Frankston South 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2019

to

30 Jun 2020

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 Manuka Court Frankston South VIC 3199	\$753,000	09-Jan-20
7 Sundown Walk Frankston South VIC 3199	\$745,000	03-Mar-20
1 Smeaton Court Frankston South VIC 3199	\$725,000	14-Feb-20

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: 14 July 2020



6 Manuka Court Frankston South VIC 3199

 4
  2
  2

Sold Price

\$753,000

Sold Date **09-Jan-20**

Distance **0.04km**



7 Sundown Walk Frankston South VIC 3199

 4
  2
  2

Sold Price

\$745,000

Sold Date **03-Mar-20**

Distance **0.24km**



1 Smeaton Court Frankston South VIC 3199

 4
  2
  4

Sold Price

\$725,000

Sold Date **14-Feb-20**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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