

## 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

290 HEATHERHILL ROAD 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

\$875,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

1 HARDWICKE COURT FRANKSTON VIC 3199	\$925,000	24-Aug-23
45 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$932,000	27-Aug-23
5 JUSTIN COURT FRANKSTON VIC 3199	\$900,000	30-Aug-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: 31 January 2024

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### 1 HARDWICKE COURT FRANKSTON VIC 3199

 4  3  2

Sold Price **\$925,000** Sold Date **24-Aug-23**

Distance **0.08km**



### 45 RAPHAEL CRESCENT FRANKSTON VIC 3199

 4  2  1

Sold Price **\$932,000** Sold Date **27-Aug-23**

Distance **0.59km**



### 5 JUSTIN COURT FRANKSTON VIC 3199

 4  2  2

Sold Price **\$900,000** Sold Date **30-Aug-23**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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