

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

1 Minno Court, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$700,000

Median sale price

Median price

\$752,000

Property Type

House

Suburb

Frankston

Period - From

01/07/2021

to

30/09/2021

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	29 Wynden Dr FRANKSTON 3199	\$698,000	04/10/2021
2	20 Hibiscus Av FRANKSTON 3199	\$690,000	05/11/2021
3	40 Washington Dr FRANKSTON 3199	\$660,000	15/12/2021

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:

19/01/2022 14:11



3 bedrooms - 1 bathroom

Property Type: House (Previously Occupied - Detached)

Land Size: 536 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$640,000 - \$700,000

Median House Price

September quarter 2021: \$752,000

Comparable Properties



29 Wynden Dr FRANKSTON 3199 (VG)

[Agent Comments](#)

3 bedrooms - 1 bathroom

Price: \$698,000

Method: Sale

Date: 04/10/2021

Property Type: House (Res)

Land Size: 574 sqm approx



20 Hibiscus Av FRANKSTON 3199 (REI/VG)

[Agent Comments](#)

3 bedrooms - 1 bathroom - 2 cars

Price: \$690,000

Method: Private Sale

Date: 05/11/2021

Property Type: House (Res)

Land Size: 571 sqm approx



40 Washington Dr FRANKSTON 3199 (REI)

[Agent Comments](#)

3 bedrooms - 1 bathroom - 2 cars

Price: \$660,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 540 sqm approx