

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

8 QUAMBY AVENUE FRANKSTON 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

or range
between

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2021

to

31 Jul 2022

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 GATTINARA DRIVE FRANKSTON VIC 3199	\$790,000	09-Apr-22
111 FRANCISCAN AVENUE FRANKSTON VIC 3199	\$800,000	06-Apr-22
15 BEACONSFIELD AVENUE FRANKSTON VIC 3199	\$870,000	19-May-22

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: 03 August 2022



**6 GATTINARA DRIVE FRANKSTON
VIC 3199**

Sold Price

\$790,000

Sold Date

09-Apr-22



4



2



2

Distance

0.67km



**111 FRANCISCAN AVENUE
FRANKSTON VIC 3199**

Sold Price

\$800,000

Sold Date

06-Apr-22



4



2



2

Distance

0.74km



**15 BEACONSFIELD AVENUE
FRANKSTON VIC 3199**

Sold Price

\$870,000

Sold Date

19-May-22



4



2



2

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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