

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

4 GOLCONDA 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,500

Property type

House

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 2024

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

9 HAVANA CRESCENT FRANKSTON VIC 3199	\$719,000	10-Oct-24
38 BIRDWOOD STREET FRANKSTON VIC 3199	\$720,000	10-Oct-24
241 CRANBOURNE ROAD FRANKSTON VIC 3199	\$705,000	13-Nov-24

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: 06 January 2025

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**9 HAVANA CRESCENT
FRANKSTON VIC 3199**3  1  - Sold Price **\$719,000** Sold Date **10-Oct-24**Distance **1.76km****38 BIRDWOOD STREET
FRANKSTON VIC 3199**3  2  2 Sold Price **\$720,000** Sold Date **10-Oct-24**Distance **1.53km****241 CRANBOURNE ROAD
FRANKSTON VIC 3199**3  1  - Sold Price **\$705,000** Sold Date **13-Nov-24**Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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