

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 LALEHAM COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

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

16 HUDSON AVENUE FRANKSTON VIC 3199	\$740,000	14-Oct-24
4 INNERLEVEN COURT FRANKSTON VIC 3199	\$775,000	06-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: 07 January 2025



**16 HUDSON AVENUE FRANKSTON
VIC 3199**

 4  2  1

Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **14-Oct-24**

Distance **0.11km**



**4 INNERLEVEN COURT
FRANKSTON VIC 3199**

 4  2  2

Sold Price **\$775,000** Sold Date **06-Nov-24**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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