

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 KOOLUNA 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 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

5 DRUM CLOSE FRANKSTON VIC 3199

\$790,000

18-Mar-23

73 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199

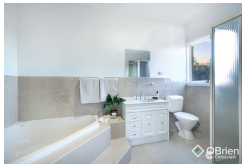
\$840,000

08-May-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: 04 July 2023



5 DRUM CLOSE FRANKSTON VIC 3199

3 3 2

Sold Price **\$790,000** Sold Date **18-Mar-23**

Distance **0.69km**



73 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199

4 2 2

Sold Price ^{RS} **\$840,000** Sold Date **08-May-23**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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