

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

7 SETTLERS WAY FRANKSTON SOUTH 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

\$950,000

&

\$10,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Frankston South

Period-from

01 May 2022

to

30 Apr 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

9 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199	-	17-Apr-23
13 SHEARER COURT FRANKSTON SOUTH VIC 3199	\$900,000	14-Apr-23
3 ERUTTA PLACE FRANKSTON SOUTH VIC 3199	\$995,000	15-Apr-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: 01 May 2023



9 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199

4 2 3

Sold Price

^{RS} - Sold Date **17-Apr-23**

Distance **0.36km**



13 SHEARER COURT FRANKSTON SOUTH VIC 3199

5 2 1

Sold Price

^{RS} **\$900,000** ^{UN} Sold Date **14-Apr-23**

Distance **0.43km**



3 ERUTTA PLACE FRANKSTON SOUTH VIC 3199

5 2 6

Sold Price

^{RS} **\$995,000** Sold Date **15-Apr-23**

Distance **0.53km**



13 CADBY PLACE FRANKSTON SOUTH VIC 3199

5 3 2

Sold Price

^{RS} **\$910,000** ^{UN} Sold Date **28-Feb-23**

Distance **0.23km**



66 LAWSON AVENUE FRANKSTON SOUTH VIC 3199

4 3 2

Sold Price

^{RS} **\$1,050,000** Sold Date **26-Apr-23**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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