

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

5 Palma Court 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2020

to

31 May 2021

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

4 Barmah Court Frankston South VIC 3199	\$985,000	10-Feb-21
21 Barmah Court Frankston South VIC 3199	\$970,000	15-Jun-21
59 Escarpment Drive Frankston South VIC 3199	\$995,000	01-Mar-21

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: 25 June 2021



**4 Barmah Court Frankston South
VIC 3199**

4 2 2

Sold Price

\$985,000

Sold Date

10-Feb-21

Distance

0.15km



**21 Barmah Court Frankston South
VIC 3199**

4 2 2

Sold Price

^{RS} **\$970,000**

Sold Date

15-Jun-21

Distance

0.26km



**59 Escarpment Drive Frankston
South VIC 3199**

4 2 2

Sold Price

\$995,000

Sold Date

01-Mar-21

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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