

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 CHATTERLEY 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2021

to

30 Sep 2022

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 QUANDONG COURT FRANKSTON VIC 3199	\$830,000	13-May-22
27 LEAWARRA PARADE FRANKSTON VIC 3199	\$810,000	18-Aug-22
2 CARLISLE COURT FRANKSTON VIC 3199	\$830,000	29-Apr-22

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: 10 October 2022



**4 QUANDONG COURT
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$830,000** Sold Date **13-May-22**

Distance **0.74km**



**27 LEAWARRA PARADE
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$810,000** Sold Date **18-Aug-22**

Distance **0.98km**



**2 CARLISLE COURT FRANKSTON
VIC 3199**

 3  2  1

Sold Price **\$830,000** Sold Date **29-Apr-22**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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