

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

1/4 WYKEHAM 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

286B FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	590500	22-May-23
6/192 BEACH STREET FRANKSTON VIC 3199	560000	08-Apr-23
2/5 TALLOWOOD STREET FRANKSTON NORTH VIC 3200	570000	01-Jul-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: 18 September 2023



**286B FRANKSTON-DANDENONG
ROAD SEAFORD VIC 3198**

 3  2  1

Sold Price

590500

Sold Date **22-May-23**

Distance **1.82km**



**6/192 BEACH STREET FRANKSTON
VIC 3199**

 3  2  2

Sold Price

560000

Sold Date **08-Apr-23**

Distance **1.87km**



**2/5 TALLOWWOOD STREET
FRANKSTON NORTH VIC 3200**

 3  2  2

Sold Price

^{RS}**570000**

Sold Date **01-Jul-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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