

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 CYGNET 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 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

1 WARRAWEE CIRCUIT FRANKSTON VIC 3199	\$660,000	01-Aug-22
9A DALPURA CIRCUIT FRANKSTON VIC 3199	\$655,000	20-Jun-22
11 BEAUMONT CRESCENT FRANKSTON VIC 3199	\$650,000	13-Oct-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: 29 November 2022



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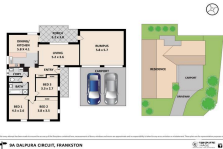


**1 WARRAWEE CIRCUIT
FRANKSTON VIC 3199**

3 1 2

Sold Price **\$660,000** Sold Date **01-Aug-22**

Distance **0.63km**



**9A DALPURA CIRCUIT
FRANKSTON VIC 3199**

3 1 -

Sold Price **\$655,000** Sold Date **20-Jun-22**

Distance **0.64km**



**11 BEAUMONT CRESCENT
FRANKSTON VIC 3199**

3 1 2

Sold Price ^{RS} **\$650,000** Sold Date **13-Oct-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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