

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 RODNEY 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 2024

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

| | | |
|-------------------------------------|-----------|-----------|
| 16 QUEEN STREET FRANKSTON VIC 3199 | \$685,000 | 15-Aug-24 |
| 9 CORLETT STREET FRANKSTON VIC 3199 | \$730,000 | 29-Aug-24 |
| 5 OGRADY AVENUE FRANKSTON VIC 3199 | - | 03-Aug-24 |

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: 16 September 2024

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**16 QUEEN STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

^{RS}
\$685,000

Sold Date

15-Aug-24

Distance

0.65km

**9 CORLETT STREET FRANKSTON
VIC 3199**
 3  2  1

Sold Price

^{RS}
\$730,000

Sold Date

29-Aug-24

Distance

0.7km

**5 OGRADY AVENUE FRANKSTON
VIC 3199**
 3  1  1

Sold Price

^{RS UN}

-

Sold Date

03-Aug-24

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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