

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

7 KILDARE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,250

Property type

House

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 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

5 CASSIA GROVE FRANKSTON VIC 3199	\$830,000	21-Oct-21
28 WILLOW ROAD FRANKSTON VIC 3199	\$905,000	30-Nov-21
3 MIRANDA PLACE FRANKSTON VIC 3199	\$820,000	05-Nov-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: 09 March 2022



5 CASSIA GROVE FRANKSTON VIC 3199 Sold Price **\$830,000** Sold Date **21-Oct-21**

 4  2  2

Distance **0.52km**



28 WILLOW ROAD FRANKSTON VIC 3199 Sold Price **\$905,000** Sold Date **30-Nov-21**

 4  3  3

Distance **0.99km**



3 MIRANDA PLACE FRANKSTON VIC 3199 Sold Price **\$820,000** Sold Date **05-Nov-21**

 4  2  2

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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