

## 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 HARDWICKE COURT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,040,000

### 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

7 FINISTERRE COURT FRANKSTON VIC 3199	\$990,000	02-Jun-22
43 FRANCISCAN AVENUE FRANKSTON VIC 3199	\$970,000	23-May-22
28 PARTRIDGE CRESCENT FRANKSTON VIC 3199	\$930,000	09-Aug-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: 08 November 2022



**7 FINISTERRE COURT FRANKSTON VIC 3199** Sold Price **\$990,000** Sold Date **02-Jun-22**  
 Distance **0.14km**

 4  2  4



**43 FRANCISCAN AVENUE FRANKSTON VIC 3199** Sold Price **\$970,000** Sold Date **23-May-22**  
 Distance **0.46km**

 4  2  2



**28 PARTRIDGE CRESCENT FRANKSTON VIC 3199** Sold Price **\$930,000** Sold Date **09-Aug-22**  
 Distance **0.36km**

 4  2  2

RS = Recent sale      UN = Undisclosed Sale

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