

## 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

2 Baillie 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

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4 Kenmore Court Frankston VIC 3199     | \$815,000 | 17-Jul-21 |
| 14 Russett Court Frankston VIC 3199    | \$770,000 | 27-Oct-21 |
| 78 Raphael Crescent Frankston VIC 3199 | \$755,000 | 07-Jul-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: 06 November 2021



**4 Kenmore Court Frankston VIC 3199**

2 2 2

Sold Price **\$815,000** Sold Date **17-Jul-21**

Distance **0.09km**



**14 Russett Court Frankston VIC 3199**

3 1 2

Sold Price <sup>RS</sup> **\$770,000** Sold Date **27-Oct-21**

Distance **0.25km**



**78 Raphael Crescent Frankston VIC 3199**

3 1 2

Sold Price **\$755,000** Sold Date **07-Jul-21**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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