

## 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

54 COOGEE AVENUE FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 2023

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

28 AQUARIUS DRIVE FRANKSTON VIC 3199	\$825,000	15-Apr-23
9 LEFEVRE COURT FRANKSTON VIC 3199	\$795,000	26-Feb-23
60 FERNDAL DRIVE FRANKSTON VIC 3199	\$760,000	14-Feb-23

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: 14 June 2023

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**28 AQUARIUS DRIVE FRANKSTON  
VIC 3199**

Sold Price

RS

**\$825,000**

Sold Date

**15-Apr-23**

3

2

2

Distance

**1.69km**



**9 LEFEVRE COURT FRANKSTON  
VIC 3199**

Sold Price

**\$795,000**

Sold Date

**26-Feb-23**

3

2

2

Distance

**1.54km**



**60 FERNDAL DRIVE FRANKSTON  
VIC 3199**

Sold Price

**\$760,000**

Sold Date

**14-Feb-23**

3

2

2

Distance

**1.76km**

RS = Recent sale

UN = Undisclosed Sale

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