

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

4 Weigela 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,635

Property type

House

Suburb

Frankston

Period-from

01 Apr 2019

to

31 Mar 2020

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

11 Lucerne Crescent Frankston VIC 3199	\$611,200	24-Jan-20
70 Belar Avenue Frankston VIC 3199	\$600,000	14-Dec-19
50 Bokissa Drive Frankston VIC 3199	\$618,000	12-Feb-20

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 April 2020



11 Lucerne Crescent Frankston VIC 3199

Sold Price

\$611,200

Sold Date

24-Jan-20



4



2



2

Distance

0.26km



70 Belar Avenue Frankston VIC 3199

Sold Price

\$600,000

Sold Date

14-Dec-19



3



1



2

Distance

1.06km



50 Bokissa Drive Frankston VIC 3199

Sold Price

\$618,000

Sold Date

12-Feb-20



3



2



2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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