

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 MERLIN 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 2024

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 IONA COURT FRANKSTON VIC 3199	600000	08-Dec-23
25 CORAL STREET FRANKSTON VIC 3199	650000	01-Jan-24
6 BIRTINYA COURT FRANKSTON VIC 3199	660000	02-Nov-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: 25 February 2024



5 IONA COURT FRANKSTON VIC 3199

Sold Price **600000** Sold Date **08-Dec-23**

 3  1  1

Distance **1.08km**



25 CORAL STREET FRANKSTON VIC 3199

Sold Price ^{RS} **650000** Sold Date **01-Jan-24**

 3  2  1

Distance **0.52km**



6 BIRTINYA COURT FRANKSTON VIC 3199

Sold Price **660000** Sold Date **02-Nov-23**

 3  2  2

Distance **1.11km**

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

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