

## 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

3 Carnation 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2021

to

31 Dec 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3 Magnolia Court Frankston VIC 3199   | \$699,500 | 18-Aug-21 |
| 16 Abelia Avenue Frankston VIC 3199   | \$640,000 | 21-Aug-21 |
| 11 Carnation Court Frankston VIC 3199 | \$760,000 | 14-May-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: 31 January 2022



**3 Magnolia Court Frankston VIC 3199**

 3  2  2

Sold Price **\$699,500** Sold Date **18-Aug-21**

Distance **0.05km**



**16 Abelia Avenue Frankston VIC 3199**

 3  2  2

Sold Price **\$640,000** Sold Date **21-Aug-21**

Distance **0.08km**



**11 Carnation Court Frankston VIC 3199**

 3  2  2

Sold Price **\$760,000** Sold Date **14-May-21**

Distance **0.04km**



**18 Abelia Avenue Frankston VIC 3199**

 3  2  1

Sold Price **\$663,000** Sold Date **27-Apr-21**

Distance **0.08km**



**8 Carnation Court Frankston VIC 3199**

 3  2  2

Sold Price **\$595,000** Sold Date **19-Jan-21**

Distance **0.03km**



**2 Abelia Avenue Frankston VIC 3199**

 3  2  1

Sold Price **\$660,000** Sold Date **28-May-21**

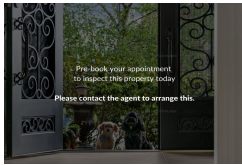
Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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**8 Abelia Avenue Frankston VIC 3199**

Sold Price **\$640,000** Sold Date **24-Jun-21**

 3  2  1

Distance **0.05km**

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

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