

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

1 WANDANA COURT FRANKSTON SOUTH 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

\$1,870,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2021

to

28 Feb 2022

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

10 WANDANA COURT FRANKSTON SOUTH VIC 3199	\$2,240,000	17-Feb-22
9 WANDANA COURT FRANKSTON SOUTH VIC 3199	\$1,920,000	11-Nov-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: 18 March 2022



10 WANDANA COURT FRANKSTON SOUTH VIC 3199 Sold Price ^{RS} **\$2,240,000** Sold Date **17-Feb-22**

 4  3  4

Distance -



9 WANDANA COURT FRANKSTON SOUTH VIC 3199 Sold Price **\$1,920,000** Sold Date **11-Nov-21**

 4  4  2

Distance -

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

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