

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

8 Jasmine 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,625

Property type

House

Suburb

Frankston

Period-from

01 Oct 2019

to

30 Sep 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

2 Madeira Court Frankston VIC 3199	\$515,750	13-Jul-20
53 Wangarra Road Frankston VIC 3199	\$550,000	01-Jul-20
75 Lindrum Road Frankston VIC 3199	\$545,000	12-Jul-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: 19 October 2020



2 Madeira Court Frankston VIC 3199 Sold Price **\$515,750** Sold Date **13-Jul-20**

 4  1  2

Distance **0.3km**



53 Wangarra Road Frankston VIC 3199 Sold Price **\$550,000** Sold Date **01-Jul-20**

 3  1  1

Distance **0.4km**



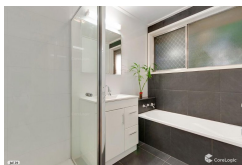
75 Lindrum Road Frankston VIC 3199 Sold Price **\$545,000** Sold Date **12-Jul-20**

 3  2  4

Distance **0.79km**

Notes from your agent

112 Days on market
Auction passed in
Advertised: \$ 520,000- \$572,000
Sold: \$545,000



120 Karingal Drive Frankston VIC 3199 Sold Price **\$517,500** Sold Date **23-Jul-20**

 3  1  2

Distance **0.84km**

Notes from your agent

41 Days on market
Advertised: \$480,000-\$528,000
Sold: \$517,500

RS = Recent sale UN = Undisclosed Sale

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57 Washington Drive Frankston VIC 3199 Sold Price **\$521,500** Sold Date **12-Jun-20**

 3  1  2

Distance **0.83km**

Notes from your agent

12 days on market
Advertised: \$485,000-\$533,500
Sold: \$521,500



27 Gretana Crescent Frankston VIC 3199 Sold Price **\$520,000** Sold Date **03-Jul-20**

 3  2  2

Distance **0.95km**

Notes from your agent

80 days on market
Advertised: \$530,000-580,000
Price reduced: \$516,000-\$530,000
Sold: \$520,000



4 Meerlu Avenue Frankston VIC 3199 Sold Price **\$595,000** Sold Date **03-Aug-20**

 3  1  2

Distance **0.64km**

Notes from your agent

12 Days on market
Advertised: \$560,000-\$610,000
Sold: \$595,000

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6 Garrylawn Court Frankston VIC 3199

Sold Price

^{RS} **\$560,000** Sold Date **19-Aug-20**

 3
  2
  2

Distance **0.6km**

Notes from your agent

160 days on market
 Advertised: \$550,000-\$600,000
 Price reduced: \$530,000-\$580,000
 Sold: \$560,000

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