

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

6 CORAL STREET 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2021

to

30 Sep 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

9 MALCOLM COURT FRANKSTON VIC 3199	\$730,000	09-May-22
19 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$650,001	17-May-22
14 CAMPBELL STREET FRANKSTON VIC 3199	\$746,000	18-May-22

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: 05 October 2022


**9 MALCOLM COURT FRANKSTON
VIC 3199**
 3  1  2

Sold Price

\$730,000

Sold Date **09-May-22**

Distance

0.17km

**19 ASHLEIGH AVENUE
FRANKSTON VIC 3199**
 3  1  1

Sold Price

\$650,001

Sold Date **17-May-22**

Distance

0.21km

**14 CAMPBELL STREET
FRANKSTON VIC 3199**
 3  1  1

Sold Price

\$746,000

Sold Date **18-May-22**

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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