

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 CORNBOROUGH 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

\$950,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2024

to

31 Mar 2025

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 CORIO AVENUE FRANKSTON VIC 3199	\$1,050,000	08-Nov-24
4 KOALA COURT FRANKSTON SOUTH VIC 3199	\$1,103,790	26-Jan-25

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: 20 April 2025

**10 CORIO AVENUE FRANKSTON
VIC 3199**

4 2 3

Sold Price **\$1,050,000** Sold Date **08-Nov-24**Distance **0.63km****4 KOALA COURT FRANKSTON
SOUTH VIC 3199**

4 2 2

Sold Price **\$1,103,790** Sold Date **26-Jan-25**Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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