

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

19 Russett Court, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$810,000 & \$860,000

Median sale price

Median price

\$752,000

Property Type

House

Suburb

Frankston

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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 six 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
1	194 Heatherhill Rd FRANKSTON 3199	\$850,000	18/08/2021
2	6 Dunraven Ct FRANKSTON 3199	\$830,000	11/09/2021
3	195 Heatherhill Rd FRANKSTON 3199	\$830,000	10/09/2021

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 six months.~~

This Statement of Information was prepared on:

12/11/2021 13:19



Property Type:

Divorce/Estate/Family Transfers

Land Size: 555 sqm approx

Agent Comments

Comparable Properties



194 Heatherhill Rd FRANKSTON 3199 (REI/VG) Agent Comments



Price: \$850,000

Method: Private Sale

Date: 18/08/2021

Property Type: House

Land Size: 693 sqm approx



6 Dunraven Ct FRANKSTON 3199 (REI/VG) Agent Comments



Price: \$830,000

Method: Private Sale

Date: 11/09/2021

Property Type: House

Land Size: 534 sqm approx



195 Heatherhill Rd FRANKSTON 3199 (REI) Agent Comments



Price: \$830,000

Method: Private Sale

Date: 10/09/2021

Property Type: House (Res)

Land Size: 671 sqm approx