

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

9 MALCOLM 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Frankston

Period-from

01 May 2021

to

30 Apr 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

1 HARTWELL COURT FRANKSTON VIC 3199	\$700,000	16-Mar-22
13 WASHINGTON DRIVE FRANKSTON VIC 3199	\$715,000	17-Feb-22
3 LISA COURT FRANKSTON VIC 3199	\$720,000	15-Mar-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: 04 May 2022



1 HARTWELL COURT FRANKSTON VIC 3199

Sold Price

\$700,000

Sold Date

16-Mar-22

 3

 1

 1

Distance

1.19km



13 WASHINGTON DRIVE FRANKSTON VIC 3199

Sold Price

\$715,000

Sold Date

17-Feb-22

 3

 1

 1

Distance

1.22km



3 LISA COURT FRANKSTON VIC 3199

Sold Price

^{RS} **\$720,000**

Sold Date

15-Mar-22

 3

 1

 1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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