

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 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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 Woorilla Court Frankston VIC 3199	\$615,000	05-Nov-20
32 Campbell Street Frankston VIC 3199	\$640,900	05-Jan-21
52 Ashleigh Avenue Frankston VIC 3199	\$542,000	25-Jan-21

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: 26 April 2021



2 Woorilla Court Frankston VIC 3199

3 1 2

Sold Price

\$615,000

Sold Date **05-Nov-20**

Distance **0.09km**



32 Campbell Street Frankston VIC 3199

4 2 2

Sold Price

\$640,900

Sold Date **05-Jan-21**

Distance **0.24km**



52 Ashleigh Avenue Frankston VIC 3199

3 1 1

Sold Price

\$542,000

Sold Date **25-Jan-21**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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