

## 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

73 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 83 WARRAWEE CIRCUIT FRANKSTON VIC 3199 | \$825,000 | 19-Oct-22 |
| 2 WESTA CLOSE FRANKSTON VIC 3199       | -         | 28-Jan-23 |
| 5 HAYDEN AVENUE FRANKSTON VIC 3199     | \$830,000 | 19-Jan-23 |

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: 19 April 2023



**83 WARRAWEE CIRCUIT  
FRANKSTON VIC 3199**

 4  2  2

Sold Price **\$825,000** Sold Date **19-Oct-22**

Distance **0.62km**



**2 WESTA CLOSE FRANKSTON VIC  
3199**

 3  2  3

Sold Price

RS UN

Sold Date **28-Jan-23**

Distance **0.09km**



**5 HAYDEN AVENUE FRANKSTON  
VIC 3199**

 4  2  2

Sold Price

**\$830,000**

Sold Date **19-Jan-23**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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