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

11 MADEIRA 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	\$550,000	&	\$600,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$736,000	Prope	erty type		House	Suburb	Frankston
Period-from	01 Jul 2022	to	30 Jun 2	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.

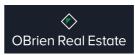
Address of comparable property	Price	Date of sale
36 KAREELA ROAD FRANKSTON VIC 3199	\$590,000	24-Apr-23
22 MALLUM AVENUE FRANKSTON VIC 3199	\$590,000	26-Apr-23
136 KARINGAL DRIVE FRANKSTON VIC 3199	\$580,000	09-Mar-23

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: 25 July 2023





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36 KAREELA ROAD FRANKSTON Sold Price VIC 3199

\$590,000 Sold Date 24-Apr-23

Distance 0.57km



22 MALLUM AVENUE FRANKSTON Sold Price VIC 3199

Sold Date 26-Apr-23

0.71km

□ 3
□ 1
□ 2

Distance



136 KARINGAL DRIVE FRANKSTON Sold Price VIC 3199

\$580,000 Sold Date **09-Mar-23**

Distance **0.73km**

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RS = Recent sale UN = Undisclosed Sale

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