

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

4 Murndal Court Frankston South 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Frankston South

Period-from

01 Aug 2019

to

31 Jul 2020

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

3 Burswood Close Frankston South VIC 3199	\$700,000	21-Apr-20
96 Casuarina Drive Frankston South VIC 3199	\$735,000	31-Jan-20
8 Navarre Street Frankston VIC 3199	\$692,500	20-Feb-20

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 August 2020



OBrien Real Estate

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**3 Burswood Close Frankston South
VIC 3199**

Sold Price

\$700,000

Sold Date

21-Apr-20

3 2 1

Distance

0.27km



**96 Casuarina Drive Frankston South
VIC 3199**

Sold Price

\$735,000

Sold Date

31-Jan-20

3 2 2

Distance

0.37km



**8 Navarre Street Frankston VIC
3199**

Sold Price

\$692,500

Sold Date

20-Feb-20

3 2 3

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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