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
	Detween			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$822,500	Prop	erty type	ty type House		Suburb	Frankston South
Period-from	01 Aug 2019	to	31 Jul 2	020	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.

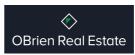
Address of comparable property	Price	Date of sale
3 Burswood Close Frankston South VIC 3199	\$700,000	21-Apr-20
96 Casuarina Drive Frankston South VIC 3199	\$735,000	31-Jan-20
8 Navarre Street Frankston VIC 3199	\$692,500	20-Feb-20

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





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3 Burswood Close Frankston South Sold Price VIC 3199

\$700,000 Sold Date 21-Apr-20

0.27km Distance



96 Casuarina Drive Frankston South Sold Price VIC 3199

\$735,000 Sold Date 31-Jan-20

二 3 ₽ 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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