

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

6 WASHINGTON DRIVE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 2024

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

| | | |
|---------------------------------------|-----------|-----------|
| 9 WARRAWEE CIRCUIT FRANKSTON VIC 3199 | \$830,000 | 23-May-24 |
| 5 LALEHAM COURT FRANKSTON VIC 3199 | \$787,500 | 26-Apr-24 |
| 34 PEMBROKE AVENUE FRANKSTON VIC 3199 | \$770,000 | 22-Jul-24 |

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: 16 September 2024



9 WARRAWEE CIRCUIT FRANKSTON VIC 3199

4 2 -

Sold Price **\$830,000** Sold Date **23-May-24**

Distance **0.64km**



5 LALEHAM COURT FRANKSTON VIC 3199

4 2 1

Sold Price **\$787,500** Sold Date **26-Apr-24**

Distance **1.05km**



34 PEMBROKE AVENUE FRANKSTON VIC 3199

4 2 2

Sold Price **\$770,000** Sold Date **22-Jul-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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