

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

3 AMBER AVENUE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2021

to

30 Sep 2022

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

1 EMORA COURT FRANKSTON VIC 3199	\$620,000	10-Aug-22
77 KARINGAL DRIVE FRANKSTON VIC 3199	\$680,000	27-Apr-22
5 CALLENDER COURT FRANKSTON VIC 3199	\$675,000	26-Apr-22

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.~~

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1 EMORA COURT FRANKSTON VIC 3199 Sold Price **\$620,000** Sold Date **10-Aug-22**

3 2 2

Distance **1.82km**



77 KARINGAL DRIVE FRANKSTON VIC 3199 Sold Price **\$680,000** Sold Date **27-Apr-22**

3 1 2

Distance **0.44km**



5 CALLENDER COURT FRANKSTON VIC 3199 Sold Price **\$675,000** Sold Date **26-Apr-22**

3 2 2

Distance **2.48km**

RS = Recent sale **UN** = Undisclosed Sale

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