

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

8 St George 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 2021

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

7 Coonac Place Frankston VIC 3199	\$665,000	26-Oct-21
29 Wynden Drive Frankston VIC 3199	\$698,000	15-Oct-21
62 Karingal Drive Frankston VIC 3199	\$765,000	28-Sep-21

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: 03 November 2021



7 Coonac Place Frankston VIC 3199 Sold Price ^{RS} **\$665,000** Sold Date **26-Oct-21**
 Distance **0.19km**

 3  1  2



29 Wynden Drive Frankston VIC 3199 Sold Price ^{RS} **\$698,000** Sold Date **15-Oct-21**
 Distance **0.42km**

 3  1  1



62 Karingal Drive Frankston VIC 3199 Sold Price ^{RS} **\$765,000** Sold Date **28-Sep-21**
 Distance **0.47km**

 3  2  4

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

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