

## 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

2 Wakool Close Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Frankston

Period-from

01 May 2019

to

30 Apr 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 Mimosa Court Frankston VIC 3199	\$615,000	27-Mar-20
27 Kildare Court Frankston VIC 3199	\$580,000	27-Mar-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.

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**3 Mimosa Court Frankston VIC 3199** Sold Price **\$615,000** Sold Date **27-Mar-20**

 4  1  1

Distance **0.46km**



**27 Kildare Court Frankston VIC 3199** Sold Price **\$580,000** Sold Date **27-Mar-20**

 3  1  1

Distance **1.01km**

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

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