

## 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

18 COURAGEOUS COURT 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

\$880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

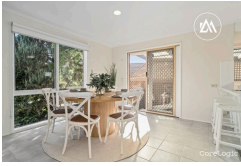
Date of sale

5 COURAGEOUS COURT FRANKSTON VIC 3199	\$860,000	03-Jun-24
11 LAUTREC STREET FRANKSTON VIC 3199	\$900,000	24-Jun-24
18 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$863,000	02-Sep-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: 27 November 2024

**5 COURAGEOUS COURT  
FRANKSTON VIC 3199**

4 2 -

Sold Price **\$860,000** Sold Date **03-Jun-24**Distance **0.06km****11 LAUTREC STREET FRANKSTON  
VIC 3199**

4 2 -

Sold Price **\$900,000** Sold Date **24-Jun-24**Distance **0.43km****18 RAPHAEL CRESCENT  
FRANKSTON VIC 3199**

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Sold Price **\$863,000** Sold Date **02-Sep-24**Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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