

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

5 ILLAWARRA CLOSE 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

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,100

Property type

House

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

3 DIANELLA COURT FRANKSTON VIC 3199

\$860,000

28-Feb-24

15 KILBURN CRESCENT FRANKSTON VIC 3199

\$855,000

10-Nov-23

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: 25 March 2024



**3 DIANELLA COURT FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$860,000**

Sold Date

28-Feb-24

 4  2  2

Distance

0.53km



**15 KILBURN CRESCENT
FRANKSTON VIC 3199**

Sold Price

\$855,000

Sold Date

10-Nov-23

 4  2  2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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