

## 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

6 WURRINDI COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### 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

8 LEAWARRA PARADE FRANKSTON VIC 3199	\$705,000	11-Sep-24
4 PARKVIEW DRIVE FRANKSTON VIC 3199	\$705,000	17-Aug-24
13 BANGOR DRIVE FRANKSTON VIC 3199	\$695,000	24-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: 26 November 2024


**8 LEAWARRA PARADE  
FRANKSTON VIC 3199**
 3    1    1

 Sold Price      **\$705,000**   Sold Date   **11-Sep-24**

 Distance      **0.59km**

**4 PARKVIEW DRIVE FRANKSTON  
VIC 3199**
 3    1    1

 Sold Price        Sold Date   **17-Aug-24**

 Distance      **0.63km**

**13 BANGOR DRIVE FRANKSTON  
VIC 3199**
 3    1    1

 Sold Price      **\$695,000**   Sold Date   **24-Sep-24**

 Distance      **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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