

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

4 Kildare 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

\$680,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Other

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 2019

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

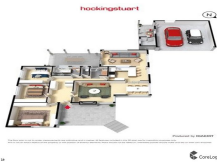
Date of sale

| | | |
|---|-----------|-----------|
| 30 Kenilworth Avenue Frankston VIC 3199 | \$690,000 | 02-Nov-19 |
| 9 Guildford Close Frankston VIC 3199 | \$720,000 | 26-Oct-19 |
| 10 Kingston Heights Frankston VIC 3199 | \$755,888 | 30-Aug-19 |

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 November 2019



30 Kenilworth Avenue Frankston VIC 3199

 3
  1
  2

Sold Price

^{RS} **\$690,000**

Sold Date

02-Nov-19

Distance

0.44km



9 Guildford Close Frankston VIC 3199

 4
  2
  2

Sold Price

^{RS} **\$720,000**

Sold Date

26-Oct-19

Distance

0.79km



10 Kingston Heights Frankston VIC 3199

 4
  3
  2

Sold Price

^{RS} **\$755,888**

Sold Date

30-Aug-19

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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