

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

13 Dalpura Circuit, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$695,000

Property Type House

Suburb Frankston

Period - From 01/10/2020

to

30/09/2021

Source REIV

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 six 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
1	9 Carmel Ct FRANKSTON 3199	\$775,000	10/10/2021
2	5 Benanee Dr FRANKSTON 3199	\$747,500	14/10/2021
3	6 Rhonda Ct FRANKSTON 3199	\$725,000	11/10/2021

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 six months.~~

This Statement of Information was prepared on:

11/11/2021 09:38



 4  2  1

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending September 2021: \$695,000

Comparable Properties



9 Carmel Ct FRANKSTON 3199 (REI)

Agent Comments

 4  1  4

Price: \$775,000
Method: Private Sale
Date: 10/10/2021
Property Type: House (Res)
Land Size: 531 sqm approx



5 Benanee Dr FRANKSTON 3199 (REI)

Agent Comments

 4  3  1

Price: \$747,500
Method: Private Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 550 sqm approx



6 Rhonda Ct FRANKSTON 3199 (REI)

Agent Comments

 4  2  4

Price: \$725,000
Method: Private Sale
Date: 11/10/2021
Property Type: House
Land Size: 569 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300