

## 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

10 CONDOR 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 97 AQUARIUS DRIVE FRANKSTON VIC 3199     | \$1,106,250 | 05-Feb-22 |
| 16 SAMANTHA COURT FRANKSTON VIC 3199     | \$1,220,000 | 27-Jan-22 |
| 44 SCHOONER BAY DRIVE FRANKSTON VIC 3199 | \$1,033,000 | 16-Oct-21 |

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 April 2022



**97 AQUARIUS DRIVE FRANKSTON  
VIC 3199**

Sold Price

**\$1,106,250**

Sold Date

**05-Feb-22**



3



2



2

Distance

**0.11km**



**16 SAMANTHA COURT  
FRANKSTON VIC 3199**

Sold Price

**\$1,220,000**

Sold Date

**27-Jan-22**



4



2



3

Distance

-



**44 SCHOONER BAY DRIVE  
FRANKSTON VIC 3199**

Sold Price

**\$1,033,000**

Sold Date

**16-Oct-21**



4



2



3

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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