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

22 FRALLON CRESCENT 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 \$650,000 & \$715,000	Single Price		or range between	\$650,000	&	\$715,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$720,000	Prop	erty type	House		Suburb	Frankston
Period-from	01 Jan 2023	to	31 Dec 2	2023	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.

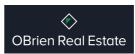
Address of comparable property	Price	Date of sale
18 KARINGAL DRIVE FRANKSTON VIC 3199	\$720,000	12-Sep-23
9 ST GEORGE COURT FRANKSTON VIC 3199	\$720,000	23-Aug-23
18 BELAR AVENUE FRANKSTON VIC 3199	\$710,000	08-Dec-23

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: 30 January 2024





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18 KARINGAL DRIVE FRANKSTON Sold Price VIC 3199

aa2

\$ 2

\$720,000 Sold Date 12-Sep-23

Distance 0.13km



9 ST GEORGE COURT FRANKSTON Sold Price **VIC 3199**

Sold Date 23-Aug-23

Distance 0.88km



18 BELAR AVENUE FRANKSTON VIC 3199

Sold Price

\$710,000 Sold Date 08-Dec-23

■ 3

■ 3

= 4

₾ 1

₾ 1

₾ 1 \$ 2 Distance 0.91km

RS = Recent sale

UN = Undisclosed Sale

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