

## 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 WARROCK COURT, FRANKSTON SOUTH, VIC 3199

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$929,000

### Median sale price

Median Price \$1,180,000

Property type House

Suburb Frankston South
















Period-from 01 Apr 2021

to 31 Mar 2022

Source Corelogic

### Comparable property sales

These are the 5 properties sold within 3.5 kilometres of the property for sale in the last 5 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
3 VERBENA CRT FRANKSTON SOUTH 3199	 3  2  2	\$920,000	21-Mar-22
17 CHRISTOPHER DRV FRANKSTON STH 3199	 3  1  1	\$920,000	02-Dec-21
52 CULCAIRN DRV FRANKSTON STH 3199	 3  2  2	\$951,000	02-Feb-22
18 LESLIE ST FRANKSTON STH 3199	 3  1  1	\$950,000	07-Mar-22
11 ARKINDALE PLC FRANKSTON STH 3199	 3  2  2	\$970,000	18-Jan-22

[consumer.vic.gov.au](https://consumer.vic.gov.au)



This Statement of Information was prepared on: 1 May 2022



**3 VERBENA CRT FRANKSTON STH 3199** **Sold Price \$920,000** Sold Date **21-Mar-22**

3 2 2

Distance **0.21km**



**17 CHRISTOPHER DRV FRANKSTON STH 3199** **Sold Price \$920,000** Sold Date **02-Dec-21**

3 1 1

Distance **0.58km**



**52 CULCAIRN DRV FRANKSTON STH 3199** **Sold Price \$951,000** Sold Date **02-Feb-22**

3 2 2

Distance **0.96km**



**18 LESLIE ST FRANKSTON STH 3199** **Sold Price \$950,000** Sold Date **07-Mar-22**

3 1 1

Distance **3.58km**



**11 ARKINDALE PLC FRANKSTON STH 3199** **Sold Price \$970,000** Sold Date **18-Jan-22**

3 2 2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.