

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

3 KASHMIR 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$779,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 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

8 GRAEME STREET FRANKSTON VIC 3199	\$637,500	04-Oct-22
19 DERNA CRESCENT FRANKSTON VIC 3199	\$625,000	21-Oct-22
6 COORA COURT FRANKSTON VIC 3199	\$620,000	01-Sep-22

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: 03 January 2023



**8 GRAEME STREET FRANKSTON
VIC 3199**

Sold Price

\$637,500

Sold Date **04-Oct-22**

 3  1  2

Distance **0.38km**



**19 DERNA CRESCENT FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$625,000**

Sold Date **21-Oct-22**

 3  1  1

Distance **0.34km**



**6 COORA COURT FRANKSTON VIC
3199**

Sold Price

\$620,000

Sold Date **01-Sep-22**

 3  1  2

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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