

## 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

9 LEFEVRE COURT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 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

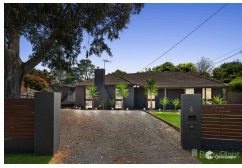
Date of sale

4 BAILLIE COURT FRANKSTON VIC 3199	\$750,000	09-Jan-23
41 FRANCISCAN AVENUE FRANKSTON VIC 3199	\$810,000	21-Jul-22
81 BONDI AVENUE FRANKSTON VIC 3199	\$819,000	01-Oct-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: 22 February 2023



**4 BAILLIE COURT FRANKSTON VIC 3199** Sold Price **\$750,000** Sold Date **09-Jan-23**

 4
  2
  2

Distance **1.26km**



**41 FRANCISCAN AVENUE FRANKSTON VIC 3199** Sold Price **\$810,000** Sold Date **21-Jul-22**

 4
  2
  2

Distance **0.07km**



**81 BONDI AVENUE FRANKSTON VIC 3199** Sold Price **\$819,000** Sold Date **01-Oct-22**

 4
  1
  2

Distance **1.37km**

RS = Recent sale      UN = Undisclosed Sale

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