

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

4 BANOOL COURT FRANKSTON SOUTH 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2022

to

28 Feb 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

16 BUCKINGHAM PLACE FRANKSTON SOUTH VIC 3199	\$940,000	13-Oct-22
206 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$805,000	06-Feb-23
4 KIM CLOSE FRANKSTON SOUTH VIC 3199	\$1,075,000	25-Nov-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.

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**16 BUCKINGHAM PLACE
FRANKSTON SOUTH VIC 3199**

Sold Price **\$940,000** Sold Date **13-Oct-22**

4 2 2

Distance **1.41km**



**206 FRANKSTON-FLINDERS ROAD
FRANKSTON SOUTH VIC 3199**

Sold Price ^{RS} **\$805,000** Sold Date **06-Feb-23**

4 2 2

Distance **1.27km**



**4 KIM CLOSE FRANKSTON SOUTH
VIC 3199**

Sold Price **\$1,075,000** Sold Date **25-Nov-22**

4 2 2

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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