## 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	Single Price		or range between	\$850,000	&	\$935,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,182,500	Prop	erty type	House		Suburb	Frankston South
Period-from	01 Mar 2022	to	28 Feb 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.

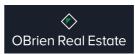
Address of comparable property	Price	Date of sale
16 BUCKINGHAM PLACE FRANKSTON SOUTH VIC 3199	\$940,000	13-Oct-22
206 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$805,000	06-Feb-23
4 KIM CLOSE FRANKSTON SOUTH VIC 3199	\$1,075,000	25-Nov-22

#### 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.

This Statement of Information was prepared on: 16 March 2023





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16 BUCKINGHAM PLACE FRANKSTON SOUTH VIC 3199

₾ 2 ⇔ 2

**=** 4

Sold Price

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

Distance 1.41km



206 FRANKSTON-FLINDERS ROAD Sold Price

**FRANKSTON SOUTH VIC 3199** ₾ 2 😞 2

**\$805,000** Sold Date **06-Feb-23** 

Distance 1.27km



4 KIM CLOSE FRANKSTON SOUTH Sold Price VIC 3199

₾ 2 ⇔ 2 \$1,075,000 Sold Date 25-Nov-22

Distance 0.87km

**RS** = Recent sale

UN = Undisclosed Sale

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