

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 Macorna Street 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 2019

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 Tarook Court Frankston VIC 3199

\$700,000

17-Aug-19

16 Helvetia Court Frankston VIC 3199

\$650,000

12-Apr-19

1 Tristania Street Frankston South VIC 3199

\$690,000

07-Jul-19

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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4 Tarook Court Frankston VIC 3199 Sold Price ^{RS} **\$700,000** Sold Date **17-Aug-19**

3 1 1

Distance **0.35km**



16 Helvetia Court Frankston VIC 3199 Sold Price **\$650,000** Sold Date **12-Apr-19**

3 1 2

Distance **0.51km**



1 Tristania Street Frankston South VIC 3199 Sold Price **\$690,000** Sold Date **07-Jul-19**

3 1 1

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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