

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

3/5 HOPE COURT 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2022

to

31 Mar 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

6/5 HOPE COURT FRANKSTON VIC 3199	\$390,000	08-Feb-23
3/2 CAMPBELL STREET FRANKSTON VIC 3199	\$412,000	01-Feb-23
7/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$420,000	19-Feb-23

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: 05 April 2023



6/5 HOPE COURT FRANKSTON VIC 3199

Sold Price ^{RS} **\$390,000** Sold Date **08-Feb-23**

 2  1  1

Distance **0.02km**



3/2 CAMPBELL STREET FRANKSTON VIC 3199

Sold Price **\$412,000** Sold Date **01-Feb-23**

 2  1  1

Distance **1.73km**



7/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199

Sold Price **\$420,000** Sold Date **19-Feb-23**

 2  1  1

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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