

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

5 COOBA PLACE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2021

to

30 Jun 2022

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

7 MYRTLE COURT FRANKSTON VIC 3199	\$740,000	08-Jun-22
8 KITARA COURT FRANKSTON VIC 3199	\$771,000	04-Jun-22
7 CARLISLE COURT FRANKSTON VIC 3199	\$751,000	07-Apr-21

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: 25 July 2022



7 MYRTLE COURT FRANKSTON VIC Sold Price ^{RS} **\$740,000** Sold Date **08-Jun-22**

 4  2  4

Distance **0.1km**



8 KITARA COURT FRANKSTON VIC Sold Price ^{RS} **\$771,000** Sold Date **04-Jun-22**

 4  3  4

Distance **0.27km**



7 CARLISLE COURT FRANKSTON VIC Sold Price **\$751,000** Sold Date **07-Apr-21**

 3  1  3

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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