

## 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

30 WHITFORD WAY FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 2024

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

9 MURRAY CLOSE FRANKSTON VIC 3199	\$782,000	15-Jun-24
4 BALLYMORE COURT FRANKSTON VIC 3199	\$736,000	16-Mar-24
39 THE TROSSACHS FRANKSTON VIC 3199	\$670,000	01-Aug-24

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: 22 August 2024

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**9 MURRAY CLOSE FRANKSTON  
VIC 3199**
 3  2  2

Sold Price

**\$782,000**

Sold Date

**15-Jun-24**

Distance

**0.14km**

**4 BALLYMORE COURT  
FRANKSTON VIC 3199**
 3  2  1

Sold Price

**\$736,000**

Sold Date

**16-Mar-24**

Distance

**0.97km**

**39 THE TROSSACHS FRANKSTON  
VIC 3199**
 3  2  2

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**01-Aug-24**

Distance

**1km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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