

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

7 Genoa 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2020

to

31 Jan 2021

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 Merlin Court Frankston VIC 3199	\$705,000	30-Nov-20
13 Tooloomba Court Frankston VIC 3199	\$705,000	12-Dec-20
2 Milina Court Frankston VIC 3199	\$730,000	21-Dec-20

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: 13 February 2021



6 Merlin Court Frankston VIC 3199

Sold Price

\$705,000

Sold Date **30-Nov-20**

 -  3  1

Distance **0.52km**



13 Tooloomba Court Frankston VIC 3199

Sold Price

Sold Date **12-Dec-20**

 4  2  2

Distance **0.64km**



2 Milina Court Frankston VIC 3199

Sold Price

^{RS} **\$730,000**

Sold Date **21-Dec-20**

 4  2  2

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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