

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

2 KILDARE 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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 BARWON AVENUE FRANKSTON VIC 3199	\$790,000	22-Dec-23
3 YARRABEE COURT FRANKSTON VIC 3199	\$810,000	23-Aug-23
67 WILLOW ROAD FRANKSTON VIC 3199	\$830,000	10-Nov-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: 22 January 2024


**6 BARWON AVENUE FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$790,000**

Sold Date

22-Dec-23


4



2



3

Distance

0.25km

**3 YARRABEE COURT FRANKSTON
VIC 3199**

Sold Price

\$810,000

Sold Date

23-Aug-23


4



2



2

Distance

0.62km

**67 WILLOW ROAD FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$830,000**

Sold Date

10-Nov-23


4



2



2

Distance

0.89km
RS = Recent sale

UN = Undisclosed Sale

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