Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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ce see consumer.vi	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	as applicable)
		or range \$760,		8 000		\$835,000
oplicable)						
\$725,000	Property type		House	House		Frankston
01 Mar 2023	to	to 29 Feb 2024		ource	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						
	pplicable) \$725,000 01 Mar 2023 sales (*Delete Armoperties sold with ont's representative	6 CAROL COURT FR	6 CAROL COURT FRANKSTON VI ce see consumer.vic.gov.au/underquoting (or range between pplicable) \$725,000 Property type 01 Mar 2023 to 29 Feb 2024 sales (*Delete A or B below as appleating the properties sold within two kilometres of the ont's representative considers to be most co	6 CAROL COURT FRANKSTON VIC 3199 The see see consumer.vic.gov.au/underquoting (*Delete single or range between \$760,00 o	ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$760,000 poplicable) \$725,000 Property type House 01 Mar 2023 to 29 Feb 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property to the prope	6 CAROL COURT FRANKSTON VIC 3199 the see consumer.vic.gov.au/underquoting (*Delete single price or range at or range between \$760,000 & Toplicable) \$725,000 Property type House Suburb O1 Mar 2023 to 29 Feb 2024 Source Sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's property for sale

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: 04 March 2024



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