

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

3 Nyora Close 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2020

to

31 Dec 2020

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 Venice Court Frankston VIC 3199	\$640,000	16-Dec-20
27 Meerlu Avenue Frankston VIC 3199	\$582,000	23-Dec-20
6 Paringa Court Frankston VIC 3199	\$592,500	23-Nov-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: 23 January 2021



6 Venice Court Frankston VIC 3199 Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **16-Dec-20**

 3  1  1

Distance **0.46km**



27 Meerlu Avenue Frankston VIC 3199 Sold Price ^{RS} **\$582,000** Sold Date **23-Dec-20**

 3  1  1

Distance **1.2km**



6 Paringa Court Frankston VIC 3199 Sold Price ^{RS} **\$592,500** Sold Date **23-Nov-20**

 3  1  2

Distance **1.81km**

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

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