

## 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

8 COORA COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

4 ADINA COURT FRANKSTON VIC 3199	\$667,500	14-Dec-24
5 BENONG PLACE FRANKSTON VIC 3199	\$640,000	12-Dec-24
48 WASHINGTON DRIVE FRANKSTON VIC 3199	\$660,000	06-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: 14 January 2025

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**4 ADINA COURT FRANKSTON VIC 3199**

3 1 2

Sold Price <sup>RS</sup> **\$667,500** <sup>UN</sup> Sold Date **14-Dec-24**

Distance **0.28km**



**5 BENONG PLACE FRANKSTON VIC 3199**

3 1 2

Sold Price <sup>RS</sup> **\$640,000** <sup>UN</sup> Sold Date **12-Dec-24**

Distance **0.76km**



**48 WASHINGTON DRIVE FRANKSTON VIC 3199**

3 1 2

Sold Price **\$660,000** Sold Date **06-Aug-24**

Distance **0.53km**

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

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