

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

5 ELKA PLACE 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

\$660,000

&

\$720,000

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

9 ALMORA CLOSE FRANKSTON VIC 3199	\$725,000	02-Nov-23
22 GRIMWADE CRESCENT FRANKSTON VIC 3199	\$670,000	31-Dec-23
2 ALMORA CLOSE FRANKSTON VIC 3199	\$665,000	22-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: 23 January 2024



**9 ALMORA CLOSE FRANKSTON
VIC 3199**

 3  1  2

Sold Price **\$725,000** Sold Date **02-Nov-23**

Distance **0.36km**



**22 GRIMWADE CRESCENT
FRANKSTON VIC 3199**

 3  1  2

Sold Price ^{RS} **\$670,000** Sold Date **31-Dec-23**

Distance **2.44km**



**2 ALMORA CLOSE FRANKSTON
VIC 3199**

 3  1  2

Sold Price ^{RS} **\$665,000** Sold Date **22-Nov-23**

Distance **0.37km**

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

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