

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

4 KOALA COURT FRANKSTON SOUTH 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

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

9 SEWELL COURT FRANKSTON SOUTH VIC 3199	\$1,100,000	08-Nov-24
32 ITHACA ROAD FRANKSTON SOUTH VIC 3199	\$1,100,000	14-Dec-24
3 ROMME CLOSE FRANKSTON VIC 3199	\$1,120,000	16-Oct-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: 07 January 2025

**9 SEWELL COURT FRANKSTON
SOUTH VIC 3199**

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Sold Price ^{RS} **\$1,100,000** Sold Date **08-Nov-24**Distance **1.01km****32 ITHACA ROAD FRANKSTON
SOUTH VIC 3199**

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Sold Price Sold Date **14-Dec-24**Distance **2.24km****3 ROMME CLOSE FRANKSTON VIC
3199**

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Sold Price **\$1,120,000** Sold Date **16-Oct-24**Distance **1.92km****RS** = Recent sale**UN** = Undisclosed Sale

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