

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 Milina Court 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

\$849,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2021

to

31 Dec 2021

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

3 Ashbrook Court Frankston VIC 3199	\$863,000	01-Sep-21
9 Bangor Drive Frankston VIC 3199	\$845,000	09-Oct-21
14 Mapiti Court Frankston VIC 3199	\$850,500	07-Jul-21

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: 17 January 2022



3 Ashbrook Court Frankston VIC 3199

Sold Price

\$863,000

Sold Date

01-Sep-21

3

2

2

Distance

1.85km



9 Bangor Drive Frankston VIC 3199

Sold Price

\$845,000

Sold Date

09-Oct-21

3

2

2

Distance

1.83km



14 Mapiti Court Frankston VIC 3199

Sold Price

\$850,500

Sold Date

07-Jul-21

3

2

2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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