

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

1 KADINA 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

12 BIRTINYA COURT FRANKSTON VIC 3199	\$713,000	04-Jul-24
22 FRALLON CRESCENT FRANKSTON VIC 3199	\$700,000	19-Mar-24
28 HAVANA CRESCENT FRANKSTON VIC 3199	\$699,000	10-Jul-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: 18 September 2024

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**12 BIRTINYA COURT FRANKSTON
VIC 3199**
 4  1  2

Sold Price

\$713,000

Sold Date

04-Jul-24

Distance

1.01km

**22 FRALLON CRESCENT
FRANKSTON VIC 3199**
 4  1  1

Sold Price

\$700,000

Sold Date

19-Mar-24

Distance

1.86km

**28 HAVANA CRESCENT
FRANKSTON VIC 3199**
 3  1  2

Sold Price

^{RS} **\$699,000**

Sold Date

10-Jul-24

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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