

## 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

17 MALCOLM COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$585,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

1 JOLLY STREET FRANKSTON VIC 3199	\$620,000	16-Sep-24
12 GAIRLOCH DRIVE FRANKSTON VIC 3199	\$599,999	19-Aug-24
156 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$620,000	19-Jun-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 October 2024

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### 1 JOLLY STREET FRANKSTON VIC 3199

Sold Price

<sup>RS</sup> **\$620,000** <sup>UN</sup>

Sold Date

**16-Sep-24**

 2

 1

 2

Distance

**0.8km**



### 12 GAIRLOCH DRIVE FRANKSTON VIC 3199

Sold Price

<sup>RS</sup> **\$599,999**

Sold Date

**19-Aug-24**

 2

 1

 1

Distance

**1.34km**



### 156 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

Sold Price

**\$620,000**

Sold Date

**19-Jun-24**

 2

 1

 -

Distance

**1.94km**

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

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