

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

2 GARRYLAWN 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 2025

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 CHAUCER AVENUE FRANKSTON VIC 3199	\$755,000	04-Dec-24
2 OMAROO ROAD FRANKSTON VIC 3199	\$795,000	05-Feb-25
10 LANTANA COURT FRANKSTON VIC 3199	\$775,600	31-Mar-25

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: 04 April 2025

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**1 CHAUCER AVENUE FRANKSTON
VIC 3199**

Sold Price

\$755,000

Sold Date **04-Dec-24**

 3  2  2

Distance **0.17km**



**2 OMAROO ROAD FRANKSTON
VIC 3199**

Sold Price

\$795,000

Sold Date **05-Feb-25**

 2  1  -

Distance **0.2km**



**10 LANTANA COURT FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$775,600**

Sold Date **31-Mar-25**

 3  2  5

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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