

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

3 ALMORA 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

or range
between

\$600,000

&

\$660,000

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

5 EMERSON CLOSE FRANKSTON VIC 3199	\$640,000	04-May-24
9 VIOLA COURT FRANKSTON VIC 3199	\$640,000	03-May-24
49 LUCERNE CRESCENT FRANKSTON VIC 3199	\$658,000	24-Apr-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: 11 September 2024

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**5 EMERSON CLOSE FRANKSTON
VIC 3199**

Sold Price

\$640,000

Sold Date **04-May-24**
 3
 1
 1

Distance **0.4km**

**9 VIOLA COURT FRANKSTON VIC
3199**

Sold Price

^{RS} **\$640,000**

Sold Date **03-May-24**
 3
 1
 1

Distance **0.4km**

**49 LUCERNE CRESCENT
FRANKSTON VIC 3199**

Sold Price

\$658,000

Sold Date **24-Apr-24**
 3
 1
 2

Distance **0.44km**
RS = Recent sale

UN = Undisclosed Sale

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