

## 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 HUNTER 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

\$639,000

or range  
between

&

### 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

6 FLYNN COURT FRANKSTON VIC 3199	\$670,000	22-Sep-24
50 LINDRUM ROAD FRANKSTON VIC 3199	\$650,000	05-Oct-24
48 WASHINGTON DRIVE FRANKSTON VIC 3199	\$660,000	06-Aug-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: 20 October 2024

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**6 FLYNN COURT FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$670,000** <sup>UN</sup>

Sold Date **22-Sep-24**

 3  1  2

Distance **1.73km**



**50 LINDRUM ROAD FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$650,000** <sup>UN</sup>

Sold Date **05-Oct-24**

 3  1  2

Distance **0.72km**



**48 WASHINGTON DRIVE FRANKSTON VIC 3199**

Sold Price

**\$660,000**

Sold Date **06-Aug-24**

 3  1  2

Distance **1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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