

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

9 GRETTEL 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

or range
between

\$845,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 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

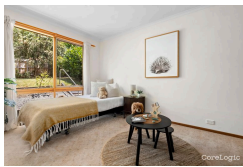
17 BARWON AVENUE FRANKSTON VIC 3199	\$921,000	15-Feb-25
67 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$945,000	15-Feb-25

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: 09 May 2025

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17 BARWON AVENUE FRANKSTON VIC 3199 Sold Price **\$921,000** Sold Date **15-Feb-25**
Distance **1.79km**

3 2 2



67 RAPHAEL CRESCENT FRANKSTON VIC 3199 Sold Price **\$945,000** Sold Date **15-Feb-25**
Distance **0.86km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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