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

1/3 KANDY 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	\$790,000	&	\$869,000
3	between	, ,		, , , , , , , , , , , , , , , , , , , ,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$750,000	Prop	erty type	ty type Other		Suburb	Frankston
Period-from	01 May 2022	to	30 Apr 2	2023	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.

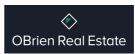
Address of comparable property	Price	Date of sale
42 BANGOR DRIVE FRANKSTON VIC 3199	\$800,000	13-Apr-23
28 AQUARIUS DRIVE FRANKSTON VIC 3199	\$825,000	15-Apr-23
74 MCMAHONS ROAD FRANKSTON VIC 3199	\$860,000	28-Apr-23

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: 26 May 2023





Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



42 BANGOR DRIVE FRANKSTON VIC 3199

Sold Price

** \$800,000 Sold Date 13-Apr-23

Distance 1.19km



28 AQUARIUS DRIVE FRANKSTON Sold Price VIC 3199

二 3 ₽ 2 RS \$825,000 Sold Date 15-Apr-23

Distance 1.56km



74 MCMAHONS ROAD **FRANKSTON VIC 3199**

= 3

Sold Price

RS \$860,000 Sold Date 28-Apr-23

Distance 1.54km

aggregation 2

RS = Recent sale

UN = Undisclosed Sale

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