

## 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

12 ONKARA STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

9 DRUM CLOSE FRANKSTON VIC 3199	\$735,000	07-Feb-24
8 BIRTINYA COURT FRANKSTON VIC 3199	\$777,000	01-Nov-23
5 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199	\$700,000	22-Nov-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: 22 February 2024



**9 DRUM CLOSE FRANKSTON VIC 3199**

 3  1  2

Sold Price

<sup>RS</sup> **\$735,000**

Sold Date **07-Feb-24**

Distance **0.28km**



**8 BIRTINYA COURT FRANKSTON VIC 3199**

 3  2  1

Sold Price

**\$777,000**

Sold Date **01-Nov-23**

Distance **0.25km**



**5 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199**

 3  2  2

Sold Price

**\$700,000**

Sold Date **22-Nov-23**

Distance **0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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