

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

2 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 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

9 LOMAR COURT FRANKSTON VIC 3199	\$620,000	01-Jun-23
3 BIRTINYA COURT FRANKSTON VIC 3199	\$672,000	08-Jun-23
20 CULBURRA AVENUE FRANKSTON VIC 3199	\$655,000	06-Oct-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: 31 October 2023

Ross Katsambis
P 97820003
M 0423135798
E ross@donovanrealestate.com.au



9 LOMAR COURT FRANKSTON VIC 3199

3 1 2

Sold Price **\$620,000** Sold Date **01-Jun-23**

Distance **0.53km**



3 BIRTINYA COURT FRANKSTON VIC 3199

3 1 2

Sold Price **\$672,000** Sold Date **08-Jun-23**

Distance **0.58km**



20 CULBURRA AVENUE FRANKSTON VIC 3199

3 1 2

Sold Price ^{RS} **\$655,000** ^{UN} Sold Date **06-Oct-23**

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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