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

24 COPROSMA AVENUE 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	&	\$680,000
Single Price		\$620,000	&	\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$740,000	Prope	erty type	pe House		Suburb	Frankston
Period-from	01 Apr 2023	to	31 Mar 2	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.

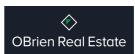
Address of comparable property	Price	Date of sale
7 GARRYLAWN COURT FRANKSTON VIC 3199	\$700,000	15-Feb-24
16 LEE STREET FRANKSTON VIC 3199	\$700,000	17-Feb-24
10 TALARA COURT FRANKSTON VIC 3199	\$640,000	14-Dec-23

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: 10 April 2024





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7 GARRYLAWN COURT **FRANKSTON VIC 3199**

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⇔ 2

Sold Price

\$700,000 Sold Date 15-Feb-24

0.28km Distance



16 LEE STREET FRANKSTON VIC 3199

Sold Price

\$700,000 UN Sold Date 17-Feb-24

Distance 0.67km



10 TALARA COURT FRANKSTON VIC 3199

₽ 2

Sold Price

\$640,000 Sold Date 14-Dec-23

Distance 0.09km

RS = Recent sale

UN = Undisclosed Sale

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