

## 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

3 COURAGEOUS COURT 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

\$765,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

28 AQUARIUS DRIVE FRANKSTON VIC 3199	\$825,000	17-Apr-23
60 FERNDAL DRIVE FRANKSTON VIC 3199	\$760,000	14-Feb-23
114 WILLOW ROAD FRANKSTON VIC 3199	\$1,000,000	03-May-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 August 2023



**28 AQUARIUS DRIVE FRANKSTON  
VIC 3199**

3 2 2

Sold Price

**\$825,000**

Sold Date

**17-Apr-23**

Distance

**0.05km**



**60 FERNDALE DRIVE FRANKSTON  
VIC 3199**

3 2 2

Sold Price

**\$760,000**

Sold Date

**14-Feb-23**

Distance

**0.31km**



**114 WILLOW ROAD FRANKSTON  
VIC 3199**

3 2 2

Sold Price

**\$1,000,000**

Sold Date

**03-May-23**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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