

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 QUAMBY 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

\$645,000

&

\$705,000

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

1 QUAMBY AVENUE FRANKSTON VIC 3199	\$650,000	09-Mar-23
18 CHATTERLEY COURT FRANKSTON VIC 3199	\$705,000	27-Jun-23
7 OLINDA PLACE FRANKSTON VIC 3199	\$715,000	03-Aug-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: 17 August 2023



**1 QUAMBY AVENUE FRANKSTON
VIC 3199**

3 2 2

Sold Price **\$650,000** Sold Date **09-Mar-23**

Distance **0.03km**



**18 CHATTERLEY COURT
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$705,000** Sold Date **27-Jun-23**

Distance **0.34km**



**7 OLINDA PLACE FRANKSTON VIC
3199**

3 2 2

Sold Price ^{RS} **\$715,000** Sold Date **03-Aug-23**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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