

## 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

4 FLYNN 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

\$740,000

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

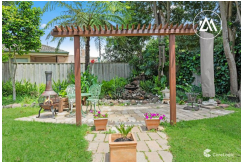
Date of sale

9 IRVINE CRESCENT FRANKSTON VIC 3199	\$750,000	15-May-23
89 BELAR AVENUE FRANKSTON VIC 3199	\$750,000	12-May-23
4 KINTAL COURT FRANKSTON VIC 3199	\$767,500	19-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: 08 August 2023



**9 IRVINE CRESCENT FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **15-May-23**

 4  1  2

Distance **0.95km**



**89 BELAR AVENUE FRANKSTON VIC 3199**

Sold Price

**\$750,000**

Sold Date **12-May-23**

 4  2  1

Distance **0.84km**



**4 KINTAL COURT FRANKSTON VIC 3199**

Sold Price

**\$767,500**

Sold Date **19-May-23**

 4  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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