

## 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 LIMA 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

or range  
between

\$640,000

&

\$695,000

### 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

10 BRENTWOOD CRESCENT FRANKSTON VIC 3199	\$667,000	04-May-23
4 KANYA COURT FRANKSTON VIC 3199	\$670,000	06-Jul-23
8 MALLUM AVENUE FRANKSTON VIC 3199	\$652,500	14-Feb-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.~~

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**10 BRENTWOOD CRESCENT  
 FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$667,000** Sold Date **04-May-23**

Distance **0.14km**



**4 KANYA COURT FRANKSTON VIC  
 3199**

 3  1  2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **06-Jul-23**

Distance **0.55km**



**8 MALLUM AVENUE FRANKSTON  
 VIC 3199**

 3  1  2

Sold Price **\$652,500** Sold Date **14-Feb-23**

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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