

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 WETTENHALL ROAD 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 52 COOGEE AVENUE FRANKSTON VIC 3199 | \$860,000 | 28-Aug-23 |
| 59 BONDI AVENUE FRANKSTON VIC 3199 | \$880,000 | 24-Apr-23 |
| 9 BANOOL COURT FRANKSTON SOUTH VIC 3199 | \$850,000 | 26-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: 05 October 2023



**52 COOGEE AVENUE FRANKSTON
VIC 3199**

4 2 4

Sold Price

^{RS}

\$860,000

Sold Date

28-Aug-23

Distance

0.4km



**59 BONDI AVENUE FRANKSTON
VIC 3199**

4 2 3

Sold Price

\$880,000

Sold Date

24-Apr-23

Distance

0.51km



**9 BANOOL COURT FRANKSTON
SOUTH VIC 3199**

3 1 1

Sold Price

^{RS}

\$850,000

Sold Date

26-Aug-23

Distance

1.11km



**10 CORNBOROUGH COURT
FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price

\$895,000

Sold Date

08-Aug-23

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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