

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

5 COURAGEOUS COURT 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

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 2024

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

8 TERTULLIAN COURT FRANKSTON VIC 3199	\$950,000	23-Mar-24
24 LAUTREC STREET FRANKSTON VIC 3199	-	06-Mar-24
290 HEATHERHILL ROAD FRANKSTON VIC 3199	\$900,000	13-Feb-24

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: 29 April 2024



8 TERTULLIAN COURT FRANKSTON VIC 3199

4 2 2

Sold Price ^{RS} **\$950,000** Sold Date **23-Mar-24**

Distance **0.51km**



24 LAUTREC STREET FRANKSTON VIC 3199

4 2 3

Sold Price ^{RS UN} - Sold Date **06-Mar-24**

Distance **0.52km**



290 HEATHERHILL ROAD FRANKSTON VIC 3199

4 3 2

Sold Price ^{RS} **\$900,000** Sold Date **13-Feb-24**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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