

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 DIGBY 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

4 KINTAL COURT FRANKSTON VIC 3199	\$767,500	19-May-23
2 LORIKEET COURT FRANKSTON VIC 3199	\$735,000	19-Apr-23
41 WANGARRA ROAD FRANKSTON VIC 3199	\$750,000	30-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: 27 September 2023

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4 KINTAL COURT FRANKSTON VIC 3199

Sold Price

\$767,500

Sold Date

19-May-23

 4  2  2

Distance

1.48km



2 LORIKEET COURT FRANKSTON VIC 3199

Sold Price

\$735,000

Sold Date

19-Apr-23

 4  2  3

Distance

1.53km

2 Lorikeet Court, Frankston



41 WANGARRA ROAD FRANKSTON VIC 3199

Sold Price

\$750,000

Sold Date

30-May-23

 4  2  1

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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