

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 Golconda Avenue, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$716,000 Property Type House Suburb Frankston

Period - From 16/10/2022 to 15/10/2023 Source REIV

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 six 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
1	38 Coolgardie St FRANKSTON NORTH 3200	\$600,000	17/06/2023
2	12 Frallon Cr FRANKSTON 3199	\$635,000	18/08/2023
3	2 Corlett St FRANKSTON 3199	\$635,000	31/07/2023

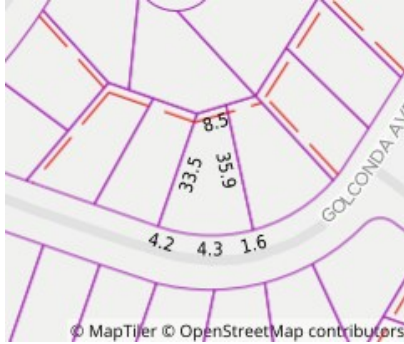
OR

~~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 six months.~~

This Statement of Information was prepared on: 16/10/2023 18:44



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Rooms: 5
Property Type: HOUSE
Land Size: 617m2 (approx) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
16/10/2022 - 15/10/2023: \$716,000

Comparable Properties



38 Coolgardie St FRANKSTON NORTH 3200 (REI/VG)

[Agent Comments](#)



Price: \$600,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 585 sqm approx



12 Frallon Cr FRANKSTON 3199 (REI)

[Agent Comments](#)



Price: \$635,000
Method: Private Sale
Date: 18/08/2023
Property Type: House (Res)
Land Size: 531 sqm approx



2 Corlett St FRANKSTON 3199 (REI/VG)

[Agent Comments](#)



Price: \$635,000
Method: Private Sale
Date: 31/07/2023
Property Type: House (Res)
Land Size: 434 sqm approx

Account - EWRE | P: 0388024418



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