

## 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

52 GAIRLOCH DRIVE 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

\$680,000

&

\$730,000

### 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

3 LYTHAM COURT FRANKSTON VIC 3199	\$701,000	14-Feb-23
75 SCREEN STREET FRANKSTON VIC 3199	\$726,000	07-Mar-23
49 SASSAFRAS DRIVE FRANKSTON VIC 3199	\$700,000	26-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.~~

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**3 LYTHAM COURT FRANKSTON  
 VIC 3199**

 3  1  3

Sold Price **\$701,000** Sold Date **14-Feb-23**

Distance **0.36km**



**75 SCREEN STREET FRANKSTON  
 VIC 3199**

 3  1  2

Sold Price **\$726,000** Sold Date **07-Mar-23**

Distance **2.25km**



**49 SASSAFRAS DRIVE  
 FRANKSTON VIC 3199**

 3  1  2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **26-May-23**

Distance **3.21km**

RS = Recent sale      UN = Undisclosed Sale

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