

# 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 56 Dalpura Circuit, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$740,000 Property Type House Suburb Frankston

Period - From 27/06/2023 to 26/06/2024 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	3 Gaynor Ct FRANKSTON 3199	\$730,000	04/06/2024
2	1 Dulgai Ct FRANKSTON 3199	\$706,500	15/06/2024
3	54 Dalpura Cirt FRANKSTON 3199	\$700,000	29/11/2023

**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: 27/06/2024 11:19



 3  1  1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 622 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$750,000  
**Median House Price**  
 27/06/2023 - 26/06/2024: \$740,000

## Comparable Properties



**3 Gaynor Ct FRANKSTON 3199 (REI)**

Agent Comments

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**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** House (Res)



**1 Dulgai Ct FRANKSTON 3199 (REI)**

Agent Comments

 3  2  2

**Price:** \$706,500  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**54 Dalpura Cirt FRANKSTON 3199 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 29/11/2023  
**Property Type:** House  
**Land Size:** 623 sqm approx

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