

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

6 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,250

Property type

House

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

9 WARRAWEE CIRCUIT FRANKSTON VIC 3199	\$830,000	23-May-24
7 IRVINE CRESCENT FRANKSTON VIC 3199	\$840,000	19-Apr-24
5 ILLAWARRA CLOSE FRANKSTON VIC 3199	\$847,500	15-May-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: 10 July 2024



**9 WARRAWEE CIRCUIT
FRANKSTON VIC 3199**

4 2 -

Sold Price

^{RS}

\$830,000

Sold Date

23-May-24

Distance

1.44km



**7 IRVINE CRESCENT FRANKSTON
VIC 3199**

4 2 4

Sold Price

\$840,000

Sold Date

19-Apr-24

Distance

1.08km



**5 ILLAWARRA CLOSE FRANKSTON
VIC 3199**

4 2 1

Sold Price

\$847,500

Sold Date

15-May-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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