

## 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

7 BEVERLEY CLOSE 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

8 DRYSDALE AVENUE FRANKSTON VIC 3199	\$790,000	10-Apr-24
3 OAKHURST COURT FRANKSTON VIC 3199	\$865,000	15-Nov-23
3 LIMOSA CLOSE FRANKSTON VIC 3199	\$850,500	29-Oct-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: 29 April 2024



**8 DRYSDALE AVENUE  
FRANKSTON VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$790,000** <sup>UN</sup> Sold Date **10-Apr-24**

Distance **0.1km**



**3 OAKHURST COURT FRANKSTON  
VIC 3199**

 4  2  2

Sold Price **\$865,000** Sold Date **15-Nov-23**

Distance **0.27km**



**3 LIMOSA CLOSE FRANKSTON VIC  
3199**

 4  2  2

Sold Price **\$850,500** Sold Date **29-Oct-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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