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 IRVINE CRESCENT 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	\$780,000	&	\$858,000
3	between	, ,		* /

Median sale price

(*Delete house or unit as applicable)

Median Price	\$733,100	Prop	erty type	House		Suburb	Frankston
Period-from	01 Apr 2023	to	31 Mar 2	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.

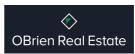
Address of comparable property	Price	Date of sale	
3 LIMOSA CLOSE FRANKSTON VIC 3199	\$850,500	29-Oct-23	
20 TALARA COURT FRANKSTON VIC 3199	\$818,000	19-Mar-24	
19 MAPITI COURT FRANKSTON VIC 3199	\$785,000	16-Mar-24	

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: 03 April 2024





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3 LIMOSA CLOSE FRANKSTON VIC Sold Price 3199

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

Distance

0.29km



20 TALARA COURT FRANKSTON **VIC 3199**

aa2

Sold Price

\$818,000 UN Sold Date 19-Mar-24

Distance 1.32km



19 MAPITI COURT FRANKSTON VIC Sold Price 3199

■ 3 **♣** 2 ⇔ 2 RS \$785,000 Sold Date 16-Mar-24

Distance 0.54km

RS = Recent sale

UN = Undisclosed Sale

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