

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 VANESSA 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

\$550,000

&

\$605,000

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

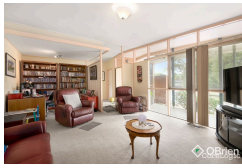
Date of sale

7 FRALLON CRESCENT FRANKSTON VIC 3199	\$647,000	02-Dec-23
15 WOORILLA COURT FRANKSTON VIC 3199	\$565,000	18-Nov-23
40 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$582,500	20-Dec-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: 24 April 2024

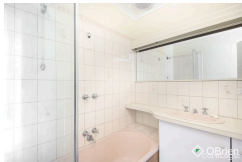


7 FRALLON CRESCENT FRANKSTON VIC 3199

3 1 2

Sold Price **\$647,000** Sold Date **02-Dec-23**

Distance **0.5km**



15 WOORILLA COURT FRANKSTON VIC 3199

4 1 1

Sold Price **\$565,000** Sold Date **18-Nov-23**

Distance **0.45km**



40 ASHLEIGH AVENUE FRANKSTON VIC 3199

3 1 -

Sold Price **\$582,500** Sold Date **20-Dec-23**

Distance **0.33km**



5 GOLCONDA AVENUE FRANKSTON VIC 3199

3 - -

Sold Price **\$620,000** Sold Date **30-Oct-23**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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