

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

9 BANOOL COURT FRANKSTON SOUTH 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,158,000

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2022

to

30 Jun 2023

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

4 BANOOL COURT FRANKSTON SOUTH VIC 3199	\$960,500	21-Mar-23
67 BAILEYANA STREET FRANKSTON SOUTH VIC 3199	\$847,000	09-Sep-22
14 CORIO AVENUE FRANKSTON VIC 3199	\$843,000	22-Feb-22

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 July 2023



**4 BANOOL COURT FRANKSTON
SOUTH VIC 3199**

4 2 1

Sold Price **\$960,500** Sold Date **21-Mar-23**

Distance **0.06km**



**67 BAILEYANA STREET
FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price **\$847,000** Sold Date **09-Sep-22**

Distance **0.14km**



**14 CORIO AVENUE FRANKSTON
VIC 3199**

3 1 5

Sold Price **\$843,000** Sold Date **22-Feb-22**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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