

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 LALINA CLOSE 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

5 IRVINE CRESCENT FRANKSTON VIC 3199	\$886,000	01-Jun-23
9 INCE COURT FRANKSTON VIC 3199	\$937,500	30-Mar-23
73 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199	\$840,000	08-May-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: 31 August 2023



5 IRVINE CRESCENT FRANKSTON VIC 3199

5 3 1

Sold Price

\$886,000

Sold Date

01-Jun-23

Distance

0.66km



9 INCE COURT FRANKSTON VIC 3199

4 2 2

Sold Price

\$937,500

Sold Date

30-Mar-23

Distance

0.96km



73 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199

4 2 2

Sold Price

\$840,000

Sold Date

08-May-23

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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