

## 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

42 BANGOR DRIVE 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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 CHATTERLEY COURT FRANKSTON VIC 3199	\$825,000	20-Oct-22
19 QUAMBY AVENUE FRANKSTON VIC 3199	\$782,900	08-Oct-22
8 QUAMBY AVENUE FRANKSTON VIC 3199	\$765,000	03-Oct-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: 21 March 2023



**4 CHATTERLEY COURT  
 FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$825,000** Sold Date **20-Oct-22**

Distance **0.12km**



**19 QUAMBY AVENUE FRANKSTON  
 VIC 3199**

 3  2  2

Sold Price **\$782,900** Sold Date **08-Oct-22**

Distance **0.37km**



**8 QUAMBY AVENUE FRANKSTON  
 VIC 3199**

 4  2  2

Sold Price **\$765,000** Sold Date **03-Oct-22**

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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