

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

8 Dianella 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2021

to

31 Dec 2021

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

| | | |
|--------------------------------------|-----------|-----------|
| 73 Willow Road Frankston VIC 3199 | \$768,000 | 01-Nov-21 |
| 13 Yarrabee Court Frankston VIC 3199 | \$777,000 | 26-Nov-21 |
| 18 Olympic Avenue Frankston VIC 3199 | \$815,000 | 11-Aug-21 |

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: 17 January 2022



73 Willow Road Frankston VIC 3199 Sold Price ^{RS} **\$768,000** Sold Date **01-Nov-21**

 3  2  1

Distance **0.39km**



13 Yarrabee Court Frankston VIC 3199 Sold Price ^{RS} **\$777,000** Sold Date **26-Nov-21**

 3  2  2

Distance **0.4km**



18 Olympic Avenue Frankston VIC 3199 Sold Price **\$815,000** Sold Date **11-Aug-21**

 3  2  2

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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