

## 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

3 Garalima Court 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

\$570,250

Property type

House

Suburb

Frankston

Period-from

01 Mar 2019

to

29 Feb 2020

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

|  |           |           |
|--|-----------|-----------|
| 28 Manorwoods Drive Frankston VIC 3199 | \$823,500 | 15-Jan-20 |
| 4 Kildare Court Frankston VIC 3199     | \$785,000 | 06-Dec-19 |
| 87 Aquarius Drive Frankston VIC 3199   | \$750,500 | 13-Nov-19 |

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: 02 March 2020



**28 Manorwoods Drive Frankston VIC 3199**

 5  3  2

Sold Price **\$823,500** Sold Date **15-Jan-20**

Distance **0.58km**



**4 Kildare Court Frankston VIC 3199**

 4  2  2

Sold Price **\$785,000** Sold Date **06-Dec-19**

Distance **2.97km**



**87 Aquarius Drive Frankston VIC 3199**

 3  2  1

Sold Price **\$750,500** Sold Date **13-Nov-19**

Distance **3.06km**

RS = Recent sale      UN = Undisclosed Sale

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