

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

7 KOALA 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Frankston South

Period-from

01 May 2022

to

30 Apr 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

42 BLAXLAND AVENUE FRANKSTON SOUTH VIC 3199	\$844,000	18-Mar-23
4 BANOOL COURT FRANKSTON SOUTH VIC 3199	\$960,500	22-Mar-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: 22 May 2023



**42 BLAXLAND AVENUE
FRANKSTON SOUTH VIC 3199**

 4  2  1

Sold Price **\$844,000** Sold Date **18-Mar-23**

Distance **0.33km**



**4 BANOOL COURT FRANKSTON
SOUTH VIC 3199**

 4  2  2

Sold Price ^{RS} **\$960,500** Sold Date **22-Mar-23**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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