

## 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

18 CHATTERLEY 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 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

1 QUAMBY AVENUE FRANKSTON VIC 3199	\$650,000	09-Mar-23
1 QUANDONG COURT FRANKSTON VIC 3199	\$675,000	08-Mar-23
11 BUNARONG DRIVE FRANKSTON VIC 3199	\$700,000	08-Dec-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: 07 June 2023



**1 QUAMBY AVENUE FRANKSTON  
VIC 3199**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**09-Mar-23**

Distance

**0.36km**



**1 QUANDONG COURT FRANKSTON  
VIC 3199**

 3  1  2

Sold Price

**\$675,000**

Sold Date

**08-Mar-23**

Distance

**0.75km**



**11 BUNARONG DRIVE FRANKSTON  
VIC 3199**

 3  2  -

Sold Price

**\$700,000**

Sold Date

**08-Dec-22**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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