

## 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 CONIFER COURT FRANKSTON SOUTH 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

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2022

to

30 Sep 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

27 MABERLEY CRESCENT FRANKSTON SOUTH VIC 3199	\$1,190,000	20-Jun-23
3 OVATA COURT FRANKSTON SOUTH VIC 3199	\$1,265,000	10-Jul-23
16 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199	\$1,611,000	30-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: 23 October 2023



**27 MABERLEY CRESCENT  
FRANKSTON SOUTH VIC 3199**

 5  3  2

Sold Price **\$1,190,000** Sold Date **20-Jun-23**

Distance **0.9km**



**3 OVATA COURT FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$1,265,000** Sold Date **10-Jul-23**

Distance **0.77km**



**16 WOODSIDE AVENUE  
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price **\$1,611,000** Sold Date **30-Mar-23**

Distance **0.26km**



**28 TINTERN COURT FRANKSTON  
SOUTH VIC 3199**

 3  2  2

Sold Price **\$1,285,000** Sold Date **07-Sep-22**

Distance **0.53km**



**26 SUNDOWN WALK FRANKSTON  
SOUTH VIC 3199**

 5  2  6

Sold Price <sup>RS</sup> **\$1,605,000** Sold Date **27-Jul-23**

Distance **0.77km**



**4 LAUREN COURT FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$1,535,000** Sold Date **04-Sep-23**

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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**10 LILAC COURT FRANKSTON  
 SOUTH VIC 3199**

 3  2  5

Sold Price **\$1,302,100** Sold Date **14-Jun-23**

Distance **0.42km**



**7 TINTERN COURT FRANKSTON  
 SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,300,000** Sold Date **14-Nov-22**

Distance **0.33km**

RS = Recent sale      UN = Undisclosed Sale

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