

## 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

4 ELDORADO 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,100

Property type

House

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 2024

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 FURNEAUX COURT FRANKSTON VIC 3199	\$800,000	16-Oct-23
199 HEATHERHILL ROAD FRANKSTON VIC 3199	\$780,000	14-Oct-23
44 FRANCISCAN AVENUE FRANKSTON VIC 3199	\$770,000	18-Oct-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: 13 March 2024



**1 FURNEAUX COURT FRANKSTON VIC 3199**

 3  2  2

Sold Price

**\$800,000**

Sold Date

**16-Oct-23**

Distance

**0.24km**



**199 HEATHERHILL ROAD FRANKSTON VIC 3199**

 3  2  2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**14-Oct-23**

Distance

**0.81km**



**44 FRANCISCAN AVENUE FRANKSTON VIC 3199**

 3  2  2

Sold Price

**\$770,000**

Sold Date

**18-Oct-23**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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