

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 INNERLEVEN COURT FRANKSTON 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2022

to

31 Mar 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

8 ST GEORGE COURT FRANKSTON VIC 3199	\$850,000	16-Nov-22
6 NARAMBI CRESCENT FRANKSTON VIC 3199	\$810,000	17-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: 13 April 2023



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**8 ST GEORGE COURT FRANKSTON
VIC 3199**

Sold Price

\$850,000

Sold Date

16-Nov-22



4



2



2

Distance

1.17km



**6 NARAMBI CRESCENT
FRANKSTON VIC 3199**

Sold Price

^{RS}
\$810,000

Sold Date

17-Mar-23



4



2



1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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