

## 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

16 MALCOLM 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$779,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 2022

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

5 MIRANG COURT FRANKSTON VIC 3199	\$750,000	17-Sep-22
8 WILLOW ROAD FRANKSTON VIC 3199	\$745,000	15-Nov-22
2 DORAN COURT FRANKSTON VIC 3199	\$740,000	18-Sep-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: 10 January 2023



**5 MIRANG COURT FRANKSTON VIC 3199**

Sold Price **\$750,000** Sold Date **17-Sep-22**

 4  2  3

Distance **0.71km**



**8 WILLOW ROAD FRANKSTON VIC 3199**

Sold Price <sup>RS</sup> **\$745,000** Sold Date **15-Nov-22**

 3  1  2

Distance **1.78km**



**2 DORAN COURT FRANKSTON VIC 3199**

Sold Price **\$740,000** Sold Date **18-Sep-22**

 3  1  1

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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