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 Elenya 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	\$570,000	&	\$600,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$606,625	Prope	perty type House		Suburb	Frankston	
Period-from	01 Oct 2019	to	30 Sep 2	2020	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	
4 Birch Grove Frankston VIC 3199	\$605,000	26-Jun-20	
112 Wangarra Road Frankston VIC 3199	\$580,000	12-Aug-20	
6 Garrylawn Court Frankston VIC 3199	\$560,000	19-Aug-20	

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.

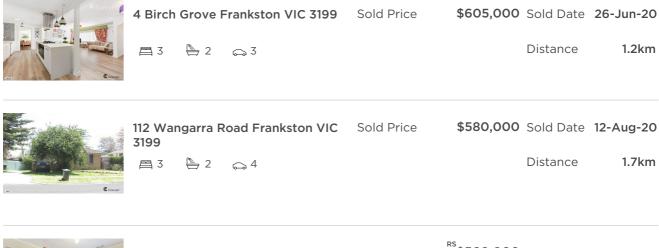
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The second se	6 Garrylawn Co 3199	urt Frankston VIC	Sold Price	[₨] \$560,000	Sold Date	19-Aug-20	
	📇 3 🕒 2	ç⊋ 2			Distance	1.7km	

RS = Recent sale UN = Undisclosed Sale

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