

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 BUNKER 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

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

2 NURSERY AVENUE FRANKSTON VIC 3199	\$795,000	20-Nov-22
5 CLIVEDEN AVENUE FRANKSTON VIC 3199	\$790,000	10-Nov-22
30 LEONARD STREET FRANKSTON VIC 3199	\$787,000	25-Nov-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: 24 April 2023


**2 NURSERY AVENUE FRANKSTON
VIC 3199**

Sold Price

\$795,000

Sold Date

20-Nov-22


Distance

0.82km

**5 CLIVEDEN AVENUE FRANKSTON
VIC 3199**

Sold Price

\$790,000

Sold Date

10-Nov-22


Distance

0.19km

**30 LEONARD STREET FRANKSTON
VIC 3199**

Sold Price

\$787,000

Sold Date

25-Nov-22


Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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