

## 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

13 Inglenook Crescent 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2019

to

31 Oct 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

5 Grace Court Frankston VIC 3199	\$557,000	05-Aug-20
76 Dalpura Circuit Frankston VIC 3199	\$545,000	29-Jun-20
6 Benong Place Frankston VIC 3199	\$582,000	11-Nov-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.~~

This Statement of Information was prepared on: 21 November 2020



**5 Grace Court Frankston VIC 3199** Sold Price **\$557,000** Sold Date **05-Aug-20**

 3  2  2

Distance **0.45km**



**76 Dalpura Circuit Frankston VIC 3199** Sold Price **\$545,000** Sold Date **29-Jun-20**

 3  1  2

Distance **0.46km**



**6 Benong Place Frankston VIC 3199** Sold Price <sup>RS</sup> **\$582,000** Sold Date **11-Nov-20**

 3  1  2

Distance **0.76km**

RS = Recent sale      UN = Undisclosed Sale

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