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

6 Paul Court Frankston South 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 | \$910,000 | & | \$990,000 |
|---------------------------------------|---------------------|-----------|---|-----------|
| Median sale price | | | | |
| (*Delete house or unit as applicable) | | | | |

| Median Price | \$970,000 | Prop | erty type | Hous | se | Suburb | Frankston South |
|--------------|-------------|------|-----------|------|--------|--------|-----------------|
| Period-from | 01 Sep 2020 | to | 31 Aug 20 | 021 | 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 | | |
|--|-----------|--------------|--|--|
| 3 Paul Court Frankston South VIC 3199 | \$859,000 | 17-May-21 | | |
| 8 Charlotte Court Frankston South VIC 3199 | \$990,000 | 10-Sep-21 | | |
| 5 Heritage Avenue Frankston South VIC 3199 | \$907,500 | 13-Apr-21 | | |

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: 23 September 2021

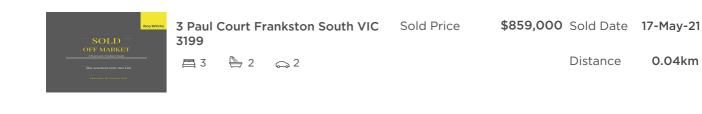


consumer.vic.gov.au



Distance

0.04km





| 8 Charlotte Court Frankston South VIC 3199 | Sold Price | ^{RS} \$990,000 Sold Date | 10-Sep-21 |
|---|------------|--|-----------|
| 🚍 4 🏷 2 🞧 1 | | Distance | 0.14km |



| 5 Herit VIC 319 | age Ave 99 | enue Fran | kston South | Sold Price | \$907,500 | Sold Date | 13-Apr-21 |
|--------------------|---------------|----------------|-------------|------------|-----------|-----------|-----------|
| 酉 4 | 2 🚔 | ශ 2 | | | | Distance | 0.53km |

RS = Recent sale UN = Undisclosed Sale

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