

## 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](http://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

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2020

to

31 Aug 2021

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



**3 Paul Court Frankston South VIC 3199**

Sold Price

**\$859,000**

Sold Date

**17-May-21**

3 2 2

Distance

**0.04km**



**8 Charlotte Court Frankston South VIC 3199**

Sold Price

<sup>RS</sup>

**\$990,000**

Sold Date

**10-Sep-21**

4 2 1

Distance

**0.14km**



**5 Heritage Avenue Frankston South VIC 3199**

Sold Price

**\$907,500**

Sold Date

**13-Apr-21**

4 2 2

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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