# 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

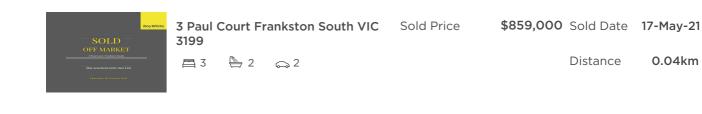


consumer.vic.gov.au



Distance

0.04km





8 Charlotte Court Frankston South VIC 3199	Sold Price	<sup>RS</sup> <b>\$990,000</b> Sold Date	10-Sep-21
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5 Herit VIC 319	age Ave 99	enue Fran	kston South	Sold Price	\$907,500	Sold Date	13-Apr-21
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#### **RS** = Recent sale UN = Undisclosed Sale

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