

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

2 Oakhurst 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

Suburb

Frankston

Period-from

01 Nov 2018

to

31 Oct 2019

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

7 Savannah Court Frankston VIC 3199	\$585,000	25-May-19
2 Panmure Street Frankston VIC 3199	\$575,000	13-Aug-19
2 Innerleven Court Frankston VIC 3199	\$600,000	10-Sep-19

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: 07 November 2019



7 Savannah Court Frankston VIC 3199

4 1 2

Sold Price

\$585,000

Sold Date

25-May-19

Distance

0.1km



2 Panmure Street Frankston VIC 3199

3 2 2

Sold Price

\$575,000

Sold Date

13-Aug-19

Distance

0.21km



2 Innerleven Court Frankston VIC 3199

3 1 2

Sold Price

\$600,000

Sold Date

10-Sep-19

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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