

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

5 Prestwick 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2020

to

30 Sep 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

6 Derna Crescent Frankston VIC 3199	\$645,000	30-Jun-21
6 Durley Close Frankston VIC 3199	\$675,000	19-Jun-21
2 Genoa Court Frankston VIC 3199	\$775,000	22-Sep-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: 04 October 2021



6 Derna Crescent Frankston VIC 3199

4 2 2

Sold Price

\$645,000

Sold Date

30-Jun-21

Distance

0.38km



6 Durley Close Frankston VIC 3199

4 2 2

Sold Price

\$675,000

Sold Date

19-Jun-21

Distance

1.17km



2 Genoa Court Frankston VIC 3199

4 2 2

Sold Price

^{RS} **\$775,000**

Sold Date

22-Sep-21

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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