

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

3 BIRKDALE 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 2023

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

8 PANMURE STREET FRANKSTON VIC 3199	\$560,000	15-Feb-23
94 FRANK STREET FRANKSTON VIC 3199	\$700,000	04-Mar-23
44 FINGAL DRIVE FRANKSTON VIC 3199	\$735,000	24-Jan-23

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: 28 June 2023


**8 PANMURE STREET FRANKSTON
VIC 3199**

Sold Price

\$560,000

Sold Date

15-Feb-23
 3  2  1

Distance

0.41km

**94 FRANK STREET FRANKSTON
VIC 3199**

Sold Price

\$700,000

Sold Date

04-Mar-23
 4  2  1

Distance

0.4km

**44 FINGAL DRIVE FRANKSTON VIC
3199**

Sold Price

\$735,000

Sold Date

24-Jan-23
 4  3  2

Distance

1.39km
RS = Recent sale

UN = Undisclosed Sale

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