

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 TYNE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

3 INNERLEVEN COURT FRANKSTON VIC 3199	\$822,000	14-Apr-23
3 BIRKDALE COURT FRANKSTON VIC 3199	\$785,000	25-Aug-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: 19 September 2023



3 INNERLEVEN COURT FRANKSTON VIC 3199

 4
  2
  2

Sold Price **\$822,000** Sold Date **14-Apr-23**

Distance **0.48km**



3 BIRKDALE COURT FRANKSTON VIC 3199

 4
  2
  2

Sold Price ^{RS} **\$785,000** ^{UN} Sold Date **25-Aug-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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