

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

4 ACACIA 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

6 BARWON AVENUE FRANKSTON VIC 3199

\$790,000

22-Dec-23

45 CAMPBELL STREET FRANKSTON VIC 3199

\$790,000

31-Oct-23

199 HEATHERHILL ROAD FRANKSTON VIC 3199

\$780,000

14-Oct-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: 29 January 2024



**6 BARWON AVENUE FRANKSTON
VIC 3199**

 4  2  3

Sold Price

^{RS} **\$790,000**

Sold Date

22-Dec-23

Distance

0.64km



**45 CAMPBELL STREET
FRANKSTON VIC 3199**

 3  1  1

Sold Price

\$790,000

Sold Date

31-Oct-23

Distance

1.81km



**199 HEATHERHILL ROAD
FRANKSTON VIC 3199**

 3  2  2

Sold Price

^{RS} **\$780,000**

Sold Date

14-Oct-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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