

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

7 COORA 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 2025

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 COORA COURT FRANKSTON VIC 3199	\$715,000	15-Feb-25
5 COORA COURT FRANKSTON VIC 3199	\$740,000	22-Apr-25
3 MADEIRA COURT FRANKSTON VIC 3199	\$735,000	27-Mar-25

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 April 2025

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8 COORA COURT FRANKSTON VIC 3199

Sold Price

^{RS}
\$715,000

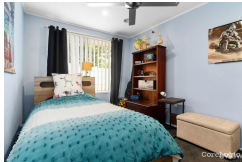
Sold Date

15-Feb-25
 3

 1

 1

Distance

0.04km

5 COORA COURT FRANKSTON VIC 3199

Sold Price

^{RS}
\$740,000

Sold Date

22-Apr-25
 3

 1

 1

Distance

0.02km

3 MADEIRA COURT FRANKSTON VIC 3199

Sold Price

^{RS}
\$735,000

Sold Date

27-Mar-25
 3

 1

 2

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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