

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

8 KENLEY 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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 COURAGEOUS COURT FRANKSTON VIC 3199	\$750,000	03-Sep-23
77 LIPTON DRIVE FRANKSTON VIC 3199	\$745,000	20-Nov-23
3 VARCOE COURT FRANKSTON VIC 3199	\$740,000	01-Nov-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: 25 November 2023



3 COURAGEOUS COURT FRANKSTON VIC 3199

 3
  2
  -

Sold Price **\$750,000** Sold Date **03-Sep-23**

Distance **0.74km**



77 LIPTON DRIVE FRANKSTON VIC 3199

 3
  1
  1

Sold Price ^{RS} **\$745,000** Sold Date **20-Nov-23**

Distance **0.72km**



3 VARCOE COURT FRANKSTON VIC 3199

 3
  2
  2

Sold Price ^{RS} **\$740,000** Sold Date **01-Nov-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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