

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

6/7-9 Rodney 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

\$545,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/8 Wisewould Avenue Seaford VIC 3198	\$560,500	30-Oct-21
2/36 Lewis Street Frankston VIC 3199	\$567,000	17-Oct-21
2/11 Colin Avenue Frankston VIC 3199	\$575,000	05-Jul-21

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: 16 February 2022



OBrien Real Estate

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3/8 Wisewould Avenue Seaford VIC Sold Price **\$560,500**

Sold Date **30-Oct-21**

2 1 1

Distance **1.09km**



2/36 Lewis Street Frankston VIC Sold Price **\$567,000**

Sold Price

\$567,000

Sold Date **17-Oct-21**

2 1 1

Distance **0.17km**



2/11 Colin Avenue Frankston VIC Sold Price **\$575,000**

Sold Price

\$575,000

Sold Date **05-Jul-21**

2 1 1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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