

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 Charon 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2019

to

31 May 2020

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 Faygate Court Frankston VIC 3199	\$545,000	09-Jun-20
9 Culburra Avenue Frankston VIC 3199	\$550,000	30-Mar-20
27 Kildare Court Frankston VIC 3199	\$580,000	27-Mar-20

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: 12 June 2020



6 Faygate Court Frankston VIC 3199

3 2 2

Sold Price **\$545,000** Sold Date **09-Jun-20**

Distance **1.49km**

Notes from your agent

Original condition but did offer extra bathroom.



9 Culburra Avenue Frankston VIC 3199

3 1 3

Sold Price **\$550,000** Sold Date **30-Mar-20**

Distance **1.13km**



27 Kildare Court Frankston VIC 3199

3 1 1

Sold Price **\$580,000** Sold Date **27-Mar-20**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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