

## 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

5 Birtinya Court Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 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 Terang Place Frankston VIC 3199	\$585,000	17-Feb-20
40 Dalpura Circuit Frankston VIC 3199	\$618,000	15-Mar-20
6 Catalina Court Frankston VIC 3199	\$617,500	05-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.~~

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6 Terang Place Frankston VIC 3199 Sold Price **\$585,000** Sold Date **17-Feb-20**

3 1 2

Distance **0.26km**



40 Dalpura Circuit Frankston VIC 3199 Sold Price **\$618,000** Sold Date **15-Mar-20**

3 1 2

Distance **0.29km**



6 Catalina Court Frankston VIC 3199 Sold Price **\$617,500** Sold Date **05-Mar-20**

3 1 1

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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