

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 Merlin Court Frankston VIC 3199
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Indicative selling price

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

Single Price	\$440,000	or range between	&
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$570,000	Property type	House	Suburb	Frankston
Period-from	01 Feb 2019	to	31 Jan 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
5 Rosemary Crescent Frankston North VIC 3200	\$480,000	23-Oct-19
23 Karingal Drive Frankston VIC 3199	\$410,000	22-Mar-19
4 Devon Court Frankston VIC 3199	\$435,000	10-Mar-19

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: 05 February 2020



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**5 Rosemary Crescent Frankston
North VIC 3200**

4 2 1

Sold Price **\$480,000** Sold Date **23-Oct-19**

Distance **1.95km**



**23 Karingal Drive Frankston VIC
3199**

3 1 1

Sold Price **\$410,000** Sold Date **22-Mar-19**

Distance **0.25km**



4 Devon Court Frankston VIC 3199

3 1 2

Sold Price **\$435,000** Sold Date **10-Mar-19**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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