

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 Lauren Court Frankston South 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,700

Property type

House

Suburb

Frankston South

Period-from

01 May 2020

to

30 Apr 2021

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

4 Lilac Court Frankston South VIC 3199	\$1,430,000	23-Apr-21
39 Woodside Avenue Frankston South VIC 3199	\$1,070,000	18-Nov-20
45 Woodside Avenue Frankston South VIC 3199	\$1,240,000	10-Nov-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.~~

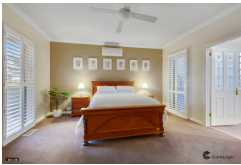
This Statement of Information was prepared on: 10 May 2021

**4 Lilac Court Frankston South VIC 3199**

4 2 4

Sold Price ^{RS} **\$1,430,000** Sold Date **23-Apr-21**Distance **0.08km****39 Woodside Avenue Frankston South VIC 3199**

4 2 2

Sold Price **\$1,070,000** Sold Date **18-Nov-20**Distance **0.22km****45 Woodside Avenue Frankston South VIC 3199**

4 2 2

Sold Price **\$1,240,000** Sold Date **10-Nov-20**Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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