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	1/2 DILKARA 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$511,000	Property type	Unit	Suburb	Frankston
Period-from	01 Aug 2023	to	31 Jul 2024	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
2/23 MYRTLE STREET LANGWARRIN VIC 3910	$660,000	26-Mar-24
8/10 WINGHAM COURT FRANKSTON VIC 3199	$640,000	05-Apr-24
12/190 KARINGAL DRIVE FRANKSTON VIC 3199	$631,500	23-Aug-24

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: 31 August 2024

OBrien Real Estate

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2/23 MYRTLE STREET LANGWARRIN VIC 3910

3 2 -

Sold Price **$660,000** Sold Date **26-Mar-24**

Distance **1.79km**



8/10 WINGHAM COURT FRANKSTON VIC 3199

3 1 2

Sold Price **$640,000** Sold Date **05-Apr-24**

Distance **1.94km**



12/190 KARINGAL DRIVE FRANKSTON VIC 3199

3 1 1

Sold Price RS **$631,500** UN Sold Date **23-Aug-24**

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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