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 ABOR 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	$660,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,500	Property type	House	Suburb	Frankston
Period-from	01 Sep 2023	to	31 Aug 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
48 WASHINGTON DRIVE FRANKSTON VIC 3199	$660,000	03-Aug-24
14 HIBISCUS AVENUE FRANKSTON VIC 3199	$696,000	22-Jun-24
8 HAVANA CRESCENT FRANKSTON VIC 3199	$710,000	31-May-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: 24 September 2024

OBrien Real Estate

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48 WASHINGTON DRIVE FRANKSTON VIC 3199

3 1 2

Sold Price RS $660,000 Sold Date 03-Aug-24

Distance 0.35km



14 HIBISCUS AVENUE FRANKSTON VIC 3199

3 1 2

Sold Price $696,000 Sold Date 22-Jun-24

Distance 0.47km



8 HAVANA CRESCENT FRANKSTON VIC 3199

3 1 2

Sold Price $710,000 Sold Date 31-May-24

Distance 0.67km

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

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