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 HARTLEY 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Frankston
Period-from	01 May 2022	to	30 Apr 2023	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
1 YARDLEY COURT FRANKSTON VIC 3199	$565,000	13-Jan-23
42 WASHINGTON DRIVE FRANKSTON VIC 3199	$542,000	30-Jan-23
136 KARINGAL DRIVE FRANKSTON VIC 3199	$580,000	09-Mar-23

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: 26 May 2023

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1 YARDLEY COURT FRANKSTON VIC 3199

3 1 2

Sold Price **$565,000** Sold Date **13-Jan-23**

Distance **0.5km**



42 WASHINGTON DRIVE FRANKSTON VIC 3199

3 1 1

Sold Price **$542,000** Sold Date **30-Jan-23**

Distance **0.61km**



136 KARINGAL DRIVE FRANKSTON VIC 3199

3 1 1

Sold Price **$580,000** Sold Date **09-Mar-23**

Distance **0.69km**

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

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