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	4 Ablett 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	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,025,000	Property type	House	Suburb	Frankston South
Period-from	01 Jan 2021	to	31 Dec 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
43 Maberley Crescent Frankston South VIC 3199	$1,450,000	27-Oct-21
15 Blackwood Court Frankston South VIC 3199	$1,335,000	21-Sep-21

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: 04 January 2022

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43 Maberley Crescent Frankston South VIC 3199

4 2 2

Sold Price RS $1,450,000 Sold Date 27-Oct-21

Distance 0.16km



15 Blackwood Court Frankston South VIC 3199

4 2 2

Sold Price $1,335,000 Sold Date 21-Sep-21

Distance 0.95km

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

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