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	9 ELENYA 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$527,000	Property type	Unit	Suburb	Frankston
Period-from	01 Jan 2024	to	31 Dec 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
39/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	$560,000	22-Aug-24
7/10 WINGHAM COURT FRANKSTON VIC 3199	$611,000	30-Nov-24
2/38-40 LINDRUM ROAD FRANKSTON VIC 3199	$512,000	20-Nov-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: 28 January 2025

OBrien Real Estate

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39/85 ASHLEIGH AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price **$560,000** Sold Date **22-Aug-24**

Distance **1.99km**



7/10 WINGHAM COURT FRANKSTON VIC 3199

2 1 2

Sold Price RS **$611,000** Sold Date **30-Nov-24**

Distance **1.64km**



2/38-40 LINDRUM ROAD FRANKSTON VIC 3199

2 1 1

Sold Price **$512,000** Sold Date **20-Nov-24**

Distance **1.41km**

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

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