

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

5 INCE 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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 2025

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

5 COORA COURT FRANKSTON VIC 3199	\$740,000	22-Apr-25
2 EMERSON CLOSE FRANKSTON VIC 3199	\$742,000	21-Feb-25
44 KASHMIR CRESCENT FRANKSTON VIC 3199	\$740,000	14-Mar-25

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: 12 May 2025

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5 COORA COURT FRANKSTON VIC 3199

Sold Price

^{RS} **\$740,000**

Sold Date

22-Apr-25

 3

 1

 1

Distance

0.58km



2 EMERSON CLOSE FRANKSTON VIC 3199

Sold Price

\$742,000

Sold Date

21-Feb-25

 3

 1

 1

Distance

0.84km



44 KASHMIR CRESCENT FRANKSTON VIC 3199

Sold Price

\$740,000

Sold Date

14-Mar-25

 3

 1

 -

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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