

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

1/12 GOLDEN COURT FRANKSTON NORTH VIC 3200

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

\$630,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Frankston North

Period-from

01 Apr 2023

to

31 Mar 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

2/2 JARRAH COURT FRANKSTON NORTH VIC 3200	\$735,000	14-Feb-24
2/66 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200	\$670,000	09-Mar-22
2/12 GOLDEN COURT FRANKSTON NORTH VIC 3200	\$675,000	25-Jan-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: 16 April 2024


**2/2 JARRAH COURT FRANKSTON
NORTH VIC 3200**
 4  3  2

Sold Price

\$735,000

Sold Date

14-Feb-24

Distance

1.57km

**2/66 EXCELSIOR DRIVE
FRANKSTON NORTH VIC 3200**
 3  2  1

Sold Price

\$670,000

Sold Date

09-Mar-22

Distance

0.6km

**2/12 GOLDEN COURT FRANKSTON
NORTH VIC 3200**
 3  2  2

Sold Price

\$675,000

Sold Date

25-Jan-24

Distance

0.03km
RS = Recent sale

UN = Undisclosed Sale

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