

STATEMENT OF INFORMATION

86 SILVERTOP CRESCENT, FRANKSTON NORTH, VIC 3200

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



86 SILVERTOP CRESCENT, FRANKSTON

3 1 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$480,000 to \$520,000

Provided by: Jarrad Grant, Ufirst Real Estate

MEDIAN SALE PRICE



FRANKSTON NORTH, VIC, 3200

Suburb Median Sale Price (House)

\$490,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



56 ROSEMARY CRES, FRANKSTON NORTH, VIC

3 1 2

Sale Price

***\$490,000**

Sale Date: 03/02/2018

Distance from Property: 523m



23 PLANTATION AVE, FRANKSTON NORTH,

3 1 3

Sale Price

\$511,700

Sale Date: 05/12/2017

Distance from Property: 604m



2 HOOP CRT, FRANKSTON NORTH, VIC 3200

3 1 2

Sale Price

\$502,000

Sale Date: 16/10/2017

Distance from Property: 765m



This report has been compiled on 09/05/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

86 SILVERTOP CRESCENT, FRANKSTON NORTH, VIC 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$490,000

House

X

Unit

Suburb

FRANKSTON
NORTH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
56 ROSEMARY CRES, FRANKSTON NORTH, VIC 3200	*\$490,000	03/02/2018
23 PLANTATION AVE, FRANKSTON NORTH, VIC 3200	\$511,700	05/12/2017
2 HOOP CRT, FRANKSTON NORTH, VIC 3200	\$502,000	16/10/2017