

## 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

22 Mahogany Avenue Frankston North VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$594,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Frankston North

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 17 Moreton Street Frankston North VIC 3200    | \$560,000 | 26-Nov-21 |
| 2 Telopea Court Frankston North VIC 3200      | \$589,000 | 19-Sep-21 |
| 28 Brunning Crescent Frankston North VIC 3200 | \$575,000 | 03-Nov-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: 28 January 2022



**17 Moreton Street Frankston North  
VIC 3200**

 3  
  1  
  2

Sold Price

**\$560,000**

Sold Date

**26-Nov-21**

Distance

**0.62km**



**2 Telopea Court Frankston North  
VIC 3200**

 3  
  1  
  1

Sold Price

**\$589,000**

Sold Date

**19-Sep-21**

Distance

**1.19km**



**28 Brunning Crescent Frankston  
North VIC 3200**

 3  
  1  
  -

Sold Price

**\$575,000**

Sold Date

**03-Nov-21**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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