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

29 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200

Indicative selling price

Period-from

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

Single Price	Single Price		\$520,000	&	\$560,000	
Median sale price (*Delete house or unit as ap	olicable)					
Median Price	\$590,000	Property type	House	Suburb	Frankston North	

31 Dec 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2024

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.

to

Address of comparable property	Price	Date of sale	
27 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200	\$530,000	24-Oct-24	
419 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	\$561,500	05-Dec-24	
17 MANNA COURT FRANKSTON NORTH VIC 3200	\$542,000	19-Oct-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: 17 January 2025

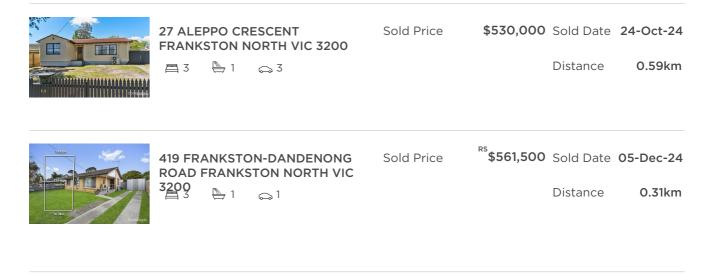


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17 MANNA COURT FRANKSTON NORTH VIC 3200			Sold Price	^{RS} \$542,000	Sold Date	19-Oct-24
昌 3	1	⇔ 2			Distance	0.35km

RS = Recent sale UN = Undisclosed Sale

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