

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

4 COOLGARDIE STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Frankston North

Period-from

01 May 2022

to

30 Apr 2023

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

10 MORETON STREET FRANKSTON NORTH VIC 3200	\$605,000	21-Mar-23
417 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	\$611,000	04-Apr-23
95 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	\$500,000	07-Mar-23

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.~~

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10 MORETON STREET FRANKSTON NORTH VIC 3200 Sold Price **\$605,000** Sold Date **21-Mar-23**

3 1 1

Distance **0.77km**



417 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200 Sold Price ^{RS} **\$611,000** Sold Date **04-Apr-23**

3 1 1

Distance **1.27km**



95 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200 Sold Price ^{RS} **\$500,000** Sold Date **07-Mar-23**

3 1 1

Distance **0.73km**



17 NODDING AVENUE FRANKSTON NORTH VIC 3200 Sold Price **\$550,000** Sold Date **10-Mar-23**

3 1 1

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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