

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

5 Tilia 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

House

Suburb

Frankston North

Period-from

01 Oct 2020

to

30 Sep 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

84 Excelsior Drive Frankston North VIC 3200	\$641,000	01-May-21
16 Longleaf Street Frankston North VIC 3200	\$652,000	16-Sep-21
2 Nodding Avenue Frankston North VIC 3200	\$635,000	31-Aug-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.~~

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**84 Excelsior Drive Frankston North
VIC 3200**

Sold Price

\$641,000

Sold Date

01-May-21

 3  1  -

Distance

0.49km



**16 Longleaf Street Frankston North
VIC 3200**

Sold Price

^{RS} **\$652,000**

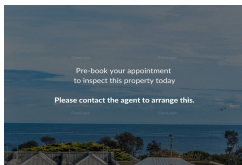
Sold Date

16-Sep-21

 3  1  -

Distance

0.78km



**2 Nodding Avenue Frankston North
VIC 3200**

Sold Price

^{RS} **\$635,000**

Sold Date

31-Aug-21

 3  1  1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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