

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

14 WIRILDA CRESCENT 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Frankston North

Period-from

01 Feb 2022

to

31 Jan 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

3 MARLOCK STREET FRANKSTON NORTH VIC 3200	\$613,500	09-Dec-22
16 HODGINS CRESCENT FRANKSTON NORTH VIC 3200	\$630,000	31-Aug-22
10 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200	\$630,000	12-Aug-22

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: 09 February 2023



3 MARLOCK STREET FRANKSTON NORTH VIC 3200

Sold Price

^{RS}

\$613,500

Sold Date

09-Dec-22



3



1



2

Distance

0.27km



16 HODGINS CRESCENT FRANKSTON NORTH VIC 3200

Sold Price

\$630,000

Sold Date

31-Aug-22



3



1



1

Distance

0.32km



10 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200

Sold Price

Sold Date

12-Aug-22



3



1



1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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