

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

9 GARDENIA 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

or range
between

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Frankston North

Period-from

01 Jun 2022

to

31 May 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

9 INDIGO COURT FRANKSTON NORTH VIC 3200	\$515,000	06-Jan-23
17 NODDING AVENUE FRANKSTON NORTH VIC 3200	\$550,000	10-Mar-23
5 RADIATA STREET FRANKSTON NORTH VIC 3200	\$522,000	15-May-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.~~

This Statement of Information was prepared on: 15 June 2023



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**9 INDIGO COURT FRANKSTON
NORTH VIC 3200**

Sold Price

\$515,000

Sold Date

06-Jan-23



3



1



1

Distance

0.91km



**17 NODDING AVENUE FRANKSTON
NORTH VIC 3200**

Sold Price

\$550,000

Sold Date

10-Mar-23



3



1



1

Distance

0.73km



**5 RADIATA STREET FRANKSTON
NORTH VIC 3200**

Sold Price

^{RS} **\$522,000**

Sold Date

15-May-23



3



1



1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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