

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

6 WALLOWA 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

\$610,000

Property type

House

Suburb

Frankston North

Period-from

01 Jan 2022

to

31 Dec 2022

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
30 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200	\$540,000	13-Sep-22
44 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200	\$512,000	28-Oct-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: 20 January 2023



OBrien Real Estate

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



**9 INDIGO COURT FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price

^{RS}

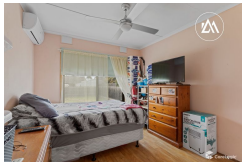
\$515,000

Sold Date

06-Jan-23

Distance

0.78km



**30 NORFOLK CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 1

Sold Price

\$540,000

Sold Date

13-Sep-22

Distance

0.67km



**44 EXCELSIOR DRIVE FRANKSTON
NORTH VIC 3200**

2 1 1

Sold Price

^{RS}

\$512,000

Sold Date

28-Oct-22

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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