## 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

12 BRENTWOOD CRESCENT FRANKSTON VIC 3199

#### 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	\$630,000	&	\$680,000
	between			

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$720,000	Prope	erty type	ty type House		Suburb	Frankston
Period-from	01 Jan 2023	to	31 Dec 2	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.

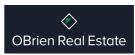
Address of comparable property	Price	Date of sale
22 BERBERIS CRESCENT FRANKSTON VIC 3199	\$670,000	15-Dec-23
18 BELAR AVENUE FRANKSTON VIC 3199	\$710,000	08-Dec-23
22 FREW AVENUE FRANKSTON VIC 3199	\$690,000	19-Oct-23

#### 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 January 2024





Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



22 BERBERIS CRESCENT **FRANKSTON VIC 3199** 

□ 1

Sold Price

RS \$670,000 UN

Sold Date 15-Dec-23

Distance 0.14km



18 BELAR AVENUE FRANKSTON **VIC 3199** 

二 3 ₽ 1 \$ 2 Sold Price

\$710,000 UN Sold Date **08-Dec-23** 

Distance 0.47km



22 FREW AVENUE FRANKSTON VIC 3199

**=** 3 € 2 Sold Price

\$690,000 Sold Date 19-Oct-23

Distance 0.72km

**RS** = Recent sale

UN = Undisclosed Sale

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