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STATEMENT OF INFORMATION

76 BRUNNING CRESCENT, FRANKSTON NORTH, VIC 3200

PREPARED BY KAREN DAY, US REAL ESTATE, OFFICE PHONE: 03 8762 0128

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 BRUNNING CRESCENT, FRANKSTON

 3  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **490,000 to 539,000**

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



FRANKSTON NORTH, VIC, 3200

Suburb Median Sale Price (House)

\$409,182

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



147 MONTEREY BVD, FRANKSTON NORTH,

 3  1  1

Sale Price

\$495,000

Sale Date: 26/04/2017

Distance from Property: 202m



1 INDIGO CRT, FRANKSTON NORTH, VIC 3200

 3  1  1

Sale Price

\$498,000

Sale Date: 10/04/2017

Distance from Property: 192m



8 TELOPEA CRT, FRANKSTON NORTH, VIC

 3  1  2

Sale Price

\$485,000

Sale Date: 29/03/2017

Distance from Property: 457m



This report has been compiled on 26/08/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

76 BRUNNING CRESCENT, FRANKSTON NORTH, VIC 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

490,000 to 539,000

Median sale price

Median price

\$409,182

House

X

Unit


Suburb

FRANKSTON NORTH

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
147 MONTEREY BVD, FRANKSTON NORTH, VIC 3200	\$495,000	26/04/2017
1 INDIGO CRT, FRANKSTON NORTH, VIC 3200	\$498,000	10/04/2017
8 TELOPEA CRT, FRANKSTON NORTH, VIC 3200	\$485,000	29/03/2017