



# 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** 

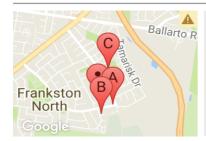
For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder** 

### **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,







Sale Price

\$495,000

Sale Date: 26/04/2017

Distance from Property: 202m





1 INDIGO CRT, FRANKSTON NORTH, VIC 3200 🕮 3 🕒 1









Sale Price

\$498,000

Sale Date: 10/04/2017

Distance from Property: 192m





8 TELOPEA CRT, FRANKSTON NORTH, VIC









Sale Price

\$485,000

Sale Date: 29/03/2017

Distance from Property: 457m



# 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	Χ	Unit	Suburb	FRANKSTON NORTH	
Period	01 July 2016 to 30 June 2017			Source	p	pricefinder	

## 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

