

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

2/5 TALLOWOOD STREET 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Other

Suburb

Frankston North

Period-from

01 May 2022

to

30 Apr 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

1/10 CORSICAN STREET FRANKSTON NORTH VIC 3200	\$470,000	16-Mar-23
1/111 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200	\$495,000	22-Feb-23
2/12 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200	\$552,340	07-Mar-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: 23 May 2023



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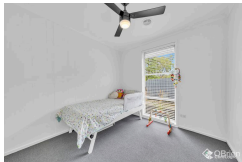


**1/10 CORSICAN STREET
FRANKSTON NORTH VIC 3200**

3 1 2

Sold Price **\$470,000** Sold Date **16-Mar-23**

Distance **1.09km**



**1/111 ROSEMARY CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 1

Sold Price **\$495,000** Sold Date **22-Feb-23**

Distance **1.25km**



**2/12 BURSARIA CRESCENT
FRANKSTON NORTH VIC 3200**

3 2 1

Sold Price **\$552,340** Sold Date **07-Mar-23**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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