

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

5 LOBATOR 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Frankston North

Period-from

01 Jan 2024

to

31 Dec 2024

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

41 ARMATA CRESCENT FRANKSTON NORTH VIC 3200	\$650,000	02-Oct-24
2 STRICTA COURT FRANKSTON NORTH VIC 3200	\$651,000	10-Oct-24

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: 17 January 2025



**41 ARMATA CRESCENT
FRANKSTON NORTH VIC 3200**

 3  1  4

Sold Price **\$650,000** Sold Date **02-Oct-24**

Distance **0.28km**



**2 STRICTA COURT FRANKSTON
NORTH VIC 3200**

 3  2  2

Sold Price **\$651,000** Sold Date **10-Oct-24**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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