

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

6 Stringybark Crescent 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

\$499,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2020

to

31 Mar 2021

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

3 Longleaf Street Frankston North VIC 3200	\$530,000	30-Jan-21
5 Lambert Street Frankston North VIC 3200	\$532,000	30-Nov-20
17 Aurea Court Frankston North VIC 3200	\$535,000	24-Feb-21

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 April 2021



3 Longleaf Street Frankston North VIC 3200

 3  1  2

Sold Price

\$530,000

Sold Date

30-Jan-21

Distance

0.63km



5 Lambert Street Frankston North VIC 3200

 3  1  2

Sold Price

\$532,000

Sold Date

30-Nov-20

Distance

0.74km



17 Aurea Court Frankston North VIC 3200

 3  1  2

Sold Price

\$535,000

Sold Date

24-Feb-21

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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