

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 STRICTA COURT 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

House

Suburb

Frankston North

Period-from

01 Sep 2023

to

31 Aug 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

15 MESSMATE STREET FRANKSTON NORTH VIC 3200	\$675,000	15-Jun-24
2 LAMBERT STREET FRANKSTON NORTH VIC 3200	\$661,000	08-Jul-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: 16 September 2024

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**15 MESSMATE STREET
FRANKSTON NORTH VIC 3200** 3  1  2

Sold Price

\$675,000

Sold Date

15-Jun-24

Distance

1.37km**2 LAMBERT STREET FRANKSTON
NORTH VIC 3200** 3  1  1

Sold Price

^{RS} **\$661,000**

Sold Date

08-Jul-24

Distance

0.81km**RS** = Recent sale**UN** = Undisclosed Sale

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