

## 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

126 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,000

Property type

House

Suburb

Frankston North

Period-from

01 Oct 2023

to

30 Sep 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 21 HODGINS CRESCENT FRANKSTON NORTH VIC 3200 | \$575,000 | 18-Aug-24 |
| 34 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200  | \$567,500 | 06-Aug-24 |
| 39 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200  | \$590,000 | 29-Jun-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: 01 October 2024

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**21 HODGINS CRESCENT  
FRANKSTON NORTH VIC 3200** 3  1  -Sold Price **\$575,000** Sold Date **18-Aug-24**Distance **0.27km****34 ALEPPO CRESCENT  
FRANKSTON NORTH VIC 3200** 3  1  -Sold Price <sup>RS</sup> **\$567,500** Sold Date **06-Aug-24**Distance **0.33km****39 ALEPPO CRESCENT  
FRANKSTON NORTH VIC 3200** 3  1  1Sold Price **\$590,000** Sold Date **29-Jun-24**Distance **0.37km****RS** = Recent sale**UN** = Undisclosed Sale

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