

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

3 DARLEY 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Frankston North

Period-from

01 Aug 2022

to

31 Jul 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

417 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	\$611,000	04-Apr-23
10 MORETON STREET FRANKSTON NORTH VIC 3200	\$605,000	21-Mar-23
1 PECAN COURT FRANKSTON NORTH VIC 3200	\$631,000	27-Apr-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: 28 August 2023



**417 FRANKSTON-DANDENONG
ROAD FRANKSTON NORTH VIC
3200**

 3  1  1

Sold Price **\$611,000** Sold Date **04-Apr-23**

Distance **0.29km**



**10 MORETON STREET FRANKSTON
NORTH VIC 3200**

 3  1  1

Sold Price **\$605,000** Sold Date **21-Mar-23**

Distance **0.49km**



**1 PECAN COURT FRANKSTON
NORTH VIC 3200**

 3  1  1

Sold Price **\$631,000** Sold Date **27-Apr-23**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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