

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

4 BURSARIA 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

\$599,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,999

Property type

House

Suburb

Frankston North

Period-from

01 Jun 2021

to

31 May 2022

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

| | | |
|---|-----------|-----------|
| 58 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200 | \$675,000 | 26-Sep-21 |
| 83 ARMATA CRESCENT FRANKSTON NORTH VIC 3200 | \$650,000 | 19-Mar-22 |
| 8 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200 | \$682,000 | 24-Mar-22 |

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 June 2022



**58 BRUNNING CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 2

Sold Price **\$675,000** Sold Date **26-Sep-21**

Distance -



**83 ARMATA CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 4

Sold Price ^{RS} **\$650,000** Sold Date **19-Mar-22**

Distance **0.33km**



**8 BURSARIA CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 2

Sold Price **\$682,000** Sold Date **24-Mar-22**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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