

## 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

130 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

\$505,000

&

\$527,000

### 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1/59 MORETON STREET FRANKSTON NORTH VIC 3200 | \$525,000 | 02-Jul-24 |
| 12 HICKORY CRESCENT FRANKSTON NORTH VIC 3200 | \$515,000 | 27-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: 24 September 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au


**1/59 MORETON STREET  
FRANKSTON NORTH VIC 3200**
 3    1    2

Sold Price      **\$525,000**   Sold Date   **02-Jul-24**

Distance      **0.78km**

**12 HICKORY CRESCENT  
FRANKSTON NORTH VIC 3200**
 4    1    -

Sold Price      <sup>RS</sup> **\$515,000**   Sold Date   **27-Jul-24**

Distance      **1.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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