

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

1/35 LONGLEAF STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

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

1/111 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200	\$495,000	22-Feb-23
69 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	\$490,000	03-Jun-23
2/12 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200	\$552,340	07-Mar-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: 14 August 2023



**1/111 ROSEMARY CRESCENT
FRANKSTON NORTH VIC 3200**

 3  1  1

Sold Price **\$495,000** Sold Date **22-Feb-23**

Distance **0.58km**



**69 BRUNNING CRESCENT
FRANKSTON NORTH VIC 3200**

 3  1  2

Sold Price **\$490,000** Sold Date **03-Jun-23**

Distance **0.78km**



**2/12 BURSARIA CRESCENT
FRANKSTON NORTH VIC 3200**

 3  2  1

Sold Price **\$552,340** Sold Date **07-Mar-23**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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