

## 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

30 Mulberry Crescent Frankston North VIC 3200

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Frankston North

Period-from

01 Nov 2020

to

31 Oct 2021

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

2 Alpina Street Frankston North VIC 3200	\$569,000	06-Sep-21
11 Gardenia Crescent Frankston North VIC 3200	\$581,000	19-Jun-21
13 Poplar Street Frankston North VIC 3200	\$599,999	27-Jul-21

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: 29 November 2021



**2 Alpina Street Frankston North VIC 3200**

Sold Price

**\$569,000**

Sold Date

**06-Sep-21**



3



1



2

Distance

**0.46km**



**11 Gardenia Crescent Frankston North VIC 3200**

Sold Price

**\$581,000**

Sold Date

**19-Jun-21**



3



1



2

Distance

**0.33km**



**13 Poplar Street Frankston North VIC 3200**

Sold Price

**\$599,999**

Sold Date

**27-Jul-21**



3



1



2

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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