

## 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

106 ROSEMARY 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Frankston North

Period-from

01 Dec 2022

to

30 Nov 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

6 POPLAR STREET FRANKSTON NORTH VIC 3200	\$630,500	10-Aug-22
1/11 ANJAYA COURT FRANKSTON VIC 3199	\$660,000	21-Jan-23
39 MORETON STREET FRANKSTON NORTH VIC 3200	\$625,000	13-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: 04 December 2023



**6 POPLAR STREET FRANKSTON  
NORTH VIC 3200**

 3  1  2

Sold Price **\$630,500** Sold Date **10-Aug-22**

Distance **0.71km**

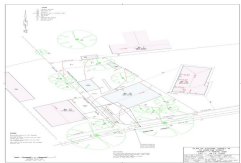


**1/11 ANJAYA COURT FRANKSTON  
VIC 3199**

 3  1  2

Sold Price **\$660,000** Sold Date **21-Jan-23**

Distance **1.24km**



**39 MORETON STREET FRANKSTON  
NORTH VIC 3200**

 3  1  2

Sold Price **\$625,000** Sold Date **13-Apr-23**

Distance **1.01km**



**31 MULBERRY CRESCENT  
FRANKSTON NORTH VIC 3200**

 3  1  2

Sold Price <sup>RS</sup> **\$625,000** Sold Date **12-Oct-23**

Distance **1.14km**

RS = Recent sale      UN = Undisclosed Sale

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