

## 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

15 Mahogany Avenue 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,000

Property type

House

Suburb

Frankston North

Period-from

01 Mar 2019

to

29 Feb 2020

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 Juniper Court Frankston North VIC 3200	\$460,000	06-Feb-20
1 Karri Court Frankston North VIC 3200	\$470,000	23-Jan-20
40 Candlebark Crescent Frankston North VIC 3200	\$445,000	09-Dec-19

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: 02 March 2020



**6 Juniper Court Frankston North VIC 3200**

 3  1  1

Sold Price

<sup>RS</sup>

**\$460,000**

Sold Date

**06-Feb-20**

Distance

**0.85km**



**1 Karri Court Frankston North VIC 3200**

 3  1  2

Sold Price

**\$470,000**

Sold Date

**23-Jan-20**

Distance

**0.23km**



**40 Candlebark Crescent Frankston North VIC 3200**

 3  1  1

Sold Price

**\$445,000**

Sold Date

**09-Dec-19**

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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