

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

6 ALEPPO CRESCENT 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

\$545,000

&

\$599,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Frankston North

Period-from

01 Oct 2022

to

30 Sep 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

3 LOBATOR STREET FRANKSTON NORTH VIC 3200	\$570,000	14-Feb-23
6 AGATHEA COURT FRANKSTON NORTH VIC 3200	\$550,000	21-Feb-23
17 NODDING AVENUE FRANKSTON NORTH VIC 3200	\$550,000	10-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: 16 October 2023



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**3 LOBATOR STREET FRANKSTON
NORTH VIC 3200**

Sold Price

\$570,000

Sold Date

14-Feb-23



3



1



1

Distance

0.35km



**6 AGATHEA COURT FRANKSTON
NORTH VIC 3200**

Sold Price

\$550,000

Sold Date

21-Feb-23



3



1



2

Distance

0.5km



**17 NODDING AVENUE FRANKSTON
NORTH VIC 3200**

Sold Price

Sold Date

10-Mar-23



3



1



1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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