

## 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

27 BURSARIA 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

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Frankston North

Period-from

01 Feb 2024

to

31 Jan 2025

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

|  |           |           |
|--|-----------|-----------|
| 7 ARMATA CRESCENT FRANKSTON NORTH VIC 3200 | \$550,000 | 16-Oct-24 |
| 13 DARLEY COURT FRANKSTON NORTH VIC 3200   | \$543,000 | 27-Oct-24 |
|  |           |           |

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: 24 February 2025

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au

**7 ARMATA CRESCENT  
FRANKSTON NORTH VIC 3200**

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Sold Price **\$550,000** Sold Date **16-Oct-24**Distance **1.11km****13 DARLEY COURT FRANKSTON  
NORTH VIC 3200**

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Sold Price **\$543,000** Sold Date **27-Oct-24**Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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