

## 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

3 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

\$550,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Frankston North

Period-from

01 May 2020

to

30 Apr 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

5 Mulberry Crescent Frankston North VIC 3200	\$570,000	06-Apr-21
22 Mitre Crescent Frankston North VIC 3200	\$565,000	15-Jan-21
16 Armata Crescent Frankston North VIC 3200	\$567,890	06-Apr-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.~~

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**5 Mulberry Crescent Frankston North VIC 3200**

 3  1  4

Sold Price **\$570,000** Sold Date **06-Apr-21**

Distance **0.09km**



**22 Mitre Crescent Frankston North VIC 3200**

 3  1  1

Sold Price **\$565,000** Sold Date **15-Jan-21**

Distance **0.18km**



**16 Armata Crescent Frankston North VIC 3200**

 3  1  1

Sold Price **\$567,890** Sold Date **06-Apr-21**

Distance **0.85km**

**RS** = Recent sale **UN** = Undisclosed Sale

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