

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

21 HODGINS 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,500

Property type

House

Suburb

Frankston North

Period-from

01 Aug 2023

to

31 Jul 2024

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

34 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200	\$580,000	08-Jul-24
17 JUNIPER COURT FRANKSTON NORTH VIC 3200	\$560,000	01-Jun-24
3 GARDENIA CRESCENT FRANKSTON NORTH VIC 3200	\$567,000	28-May-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: 05 August 2024

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**34 EXCELSIOR DRIVE FRANKSTON
NORTH VIC 3200**

Sold Price

^{RS}
\$580,000

Sold Date

08-Jul-24


3



1



-

Distance

0.58km

**17 JUNIPER COURT FRANKSTON
NORTH VIC 3200**

Sold Price

^{RS}
\$560,000

Sold Date

01-Jun-24


3



1



2

Distance

0.16km

**3 GARDENIA CRESCENT
FRANKSTON NORTH VIC 3200**

Sold Price

\$567,000

Sold Date

28-May-24


3



1



1

Distance

0.66km
RS = Recent sale

UN = Undisclosed Sale

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