

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 PINE STREET 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

\$570,000

&

\$596,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Frankston North

Period-from

01 Dec 2021

to

30 Nov 2022

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

3A PINE STREET FRANKSTON NORTH VIC 3200	\$597,500	17-Nov-22
46/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$595,000	30-Jul-22
23/8 HANNAH STREET SEAFORD VIC 3198	\$532,000	29-Jun-22

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 December 2022



OBrien Real Estate

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



**3A PINE STREET FRANKSTON
NORTH VIC 3200**

2 1 2

Sold Price

^{RS}

\$597,500

Sold Date

17-Nov-22

Distance

0km



**46/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

2 1 2

Sold Price

\$595,000

Sold Date

30-Jul-22

Distance

1.75km



**23/8 HANNAH STREET SEAFORD
VIC 3198**

2 1 2

Sold Price

\$532,000

Sold Date

29-Jun-22

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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