

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

45 ARMATA 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Frankston North

Period-from

01 Jun 2023

to

31 May 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

20 MORETON STREET FRANKSTON NORTH VIC 3200	\$563,000	25-Mar-24
32 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	\$593,000	17-Feb-24
2 SPRUCE COURT FRANKSTON NORTH VIC 3200	\$586,000	25-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: 26 June 2024


**20 MORETON STREET
FRANKSTON NORTH VIC 3200**

 3
  1
  1

Sold Price **\$563,000** Sold Date **25-Mar-24**

Distance **0.29km**


**32 BRUNNING CRESCENT
FRANKSTON NORTH VIC 3200**

 3
  1
  1

Sold Price **\$593,000** Sold Date **17-Feb-24**

Distance **0.21km**


**2 SPRUCE COURT FRANKSTON
NORTH VIC 3200**

 3
  1
  1

Sold Price ^{RS} **\$586,000** Sold Date **25-May-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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