

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

22 Hodgins Crescent, Frankston North Vic 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$560,000 Property Type House Suburb Frankston North

Period - From 01/01/2023 to 31/03/2023 Source REIV

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 six 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
1	17 Nodding Av FRANKSTON NORTH 3200	\$550,000	24/03/2023
2	35 Laurina Cr FRANKSTON NORTH 3200	\$545,000	02/03/2023
3	1 Mulberry Cr FRANKSTON NORTH 3200	\$510,000	17/03/2023

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 six months.~~

This Statement of Information was prepared on:

02/05/2023 16:04



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Property Type: House
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 March quarter 2023: \$560,000

Comparable Properties



17 Nodding Av FRANKSTON NORTH 3200 (REI)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 24/03/2023
Property Type: House
Land Size: 598 sqm approx



35 Laurina Cr FRANKSTON NORTH 3200 (REI/VG)

Agent Comments

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Price: \$545,000
Method: Private Sale
Date: 02/03/2023
Property Type: House (Res)
Land Size: 712 sqm approx



1 Mulberry Cr FRANKSTON NORTH 3200 (REI) **Agent Comments**

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Price: \$510,000
Method: Private Sale
Date: 17/03/2023
Property Type: House