

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

29 Moreton Street, Frankston North Vic 3200

Indicative selling price

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

Single price \$599,999

Median sale price

Median price \$575,000

Property Type House

Suburb Frankston North

Period - From 10/08/2022

to 09/08/2023

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	39 Moreton St FRANKSTON NORTH 3200	\$625,000	04/05/2023
2	9 Gardenia Cr FRANKSTON NORTH 3200	\$600,000	08/07/2023
3	3 Tecoma St FRANKSTON NORTH 3200	\$575,000	06/07/2023

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:

10/08/2023 16:31



Rooms: 4
Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
 \$599,999

Median House Price
 10/08/2022 - 09/08/2023: \$575,000

Comparable Properties



39 Moreton St FRANKSTON NORTH 3200 (REI) **Agent Comments**



Price: \$625,000
Method: Private Sale
Date: 04/05/2023
Property Type: House (Res)
Land Size: 631 sqm approx



9 Gardenia Cr FRANKSTON NORTH 3200 (REI) **Agent Comments**



Price: \$600,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 585 sqm approx



3 Tecoma St FRANKSTON NORTH 3200 (REI) **Agent Comments**



Price: \$575,000
Method: Private Sale
Date: 06/07/2023
Property Type: House (Res)
Land Size: 640 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707