

## 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

38 COOLGARDIE STREET FRANKSTON NORTH VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Frankston North

Period-from

01 May 2022

to

30 Apr 2023

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

6 WALLOWA CRESCENT FRANKSTON NORTH VIC 3200	\$495,000	24-Jan-23
20 FOREST DRIVE FRANKSTON NORTH VIC 3200	\$540,000	01-Feb-23
95 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	\$500,000	07-Mar-23

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: 22 May 2023



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**6 WALLOWA CRESCENT  
FRANKSTON NORTH VIC 3200**

3 1 1

Sold Price **\$495,000** Sold Date **24-Jan-23**

Distance **1.17km**



**20 FOREST DRIVE FRANKSTON  
NORTH VIC 3200**

3 1 1

Sold Price **\$540,000** Sold Date **01-Feb-23**

Distance **0.58km**



**95 MONTEREY BOULEVARD  
FRANKSTON NORTH VIC 3200**

3 1 1

Sold Price <sup>RS</sup> **\$500,000** Sold Date **07-Mar-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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