## 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 (\*Delete single price or range as applicable)

Single Price	or range between	\$490,000	&	\$539,000
Single Price		\$490,000	&	\$539,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$605,000	Prop	erty type House		Suburb	Frankston North	
Period-from	01 May 2022	to	30 Apr 2	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.

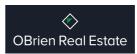
Address of comparable property	Price	Date of sale
6 WALLOWA CRESCENT FRANKSTON NORTH VIC 3200	\$495,000	24-Jan-23
20 FOREST DRIVE FRANKSTON NORTH VIC 3200	\$540,000	01-Feb-23
95 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	\$500,000	07-Mar-23

#### 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

₾ 1 ⇔1 Sold Price

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

1.17km Distance



20 FOREST DRIVE FRANKSTON **NORTH VIC 3200** 

**=** 3 ₾ 1 Sold Price

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

Distance 0.58km



95 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200

**=** 3

Sold Price

\*\$500,000 Sold Date 07-Mar-23

Distance

0.49km

**RS** = Recent sale

UN = Undisclosed Sale

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