

## 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

9 BRUNNING CRESCENT 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2024

to

31 Mar 2025

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

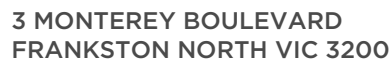
3 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	535000	17-Jan-25
45 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	580000	30-Nov-24
85 ARMATA CRESCENT FRANKSTON NORTH VIC 3200	499000	02-Feb-25

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: 23 April 2025

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Sold Price **535000** Sold Date **17-Jan-25**

Distance 0.79km



Sold Price **580000** Sold Date **30-Nov-24**

Distance 0.33km



Sold Price **499000** Sold Date **02-Feb-25**

Distance 0.08km

UN = Undisclosed Sale

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