

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

1/63 Rosemary Crescent, Frankston North Vic 3200
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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

\$527,500

 Property Type

Unit

 Suburb

Frankston North

Period - From

16/02/2023

 to

15/02/2024

 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.

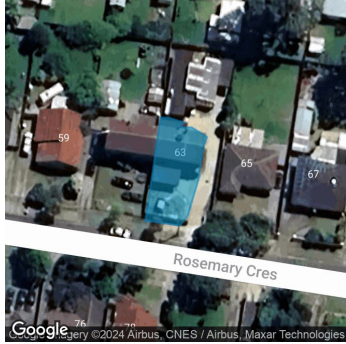
	Address of comparable property	Price	Date of sale
1	2/11 Bouvardia Cr FRANKSTON NORTH 3200	\$530,000	25/01/2024
2	2/10 Corsican St FRANKSTON NORTH 3200	\$525,000	11/10/2023
3	1/69 Armata Cr FRANKSTON NORTH 3200	\$518,000	19/09/2023

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:

16/02/2024 15:26



3 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
16/02/2023 - 15/02/2024: \$527,500

Comparable Properties



2/11 Bouvardia Cr FRANKSTON NORTH 3200 **Agent Comments**
(REI)

3 2 2

Price: \$530,000
Method: Private Sale
Date: 25/01/2024
Property Type: Unit
Land Size: 215 sqm approx



2/10 Corsican St FRANKSTON NORTH 3200 **Agent Comments**
(REI/VG)

3 2 1

Price: \$525,000
Method: Private Sale
Date: 11/10/2023
Property Type: Unit
Land Size: 202 sqm approx



1/69 Armata Cr FRANKSTON NORTH 3200 **Agent Comments**
(REI/VG)

3 1 2

Price: \$518,000
Method: Private Sale
Date: 19/09/2023
Property Type: Unit
Land Size: 257 sqm approx