## 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

11 HOOP COURT 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)

	1		1	
Single Price	or range between	\$560,000	&	\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$575,000	Prop	erty type	House		Suburb	Frankston North
					]		
Period-from	01 Jan 2023	to	31 Dec 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.

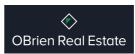
Address of comparable property	Price	Date of sale
4 GARDENIA CRESCENT FRANKSTON NORTH VIC 3200	\$565,100	24-Oct-23
6 GOLDEN COURT FRANKSTON NORTH VIC 3200	\$610,000	19-Oct-23
9 MARLOCK STREET FRANKSTON NORTH VIC 3200	\$600,000	05-Jan-24

#### 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: 24 January 2024





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**4 GARDENIA CRESCENT** FRANKSTON NORTH VIC 3200

□ 1

Sold Price

\$565,100 Sold Date 24-Oct-23

0.96km Distance



**6 GOLDEN COURT FRANKSTON NORTH VIC 3200** 

**፷** 3 ₾ 1 Sold Price

\$610,000 Sold Date 19-Oct-23

Distance 0.92km



9 MARLOCK STREET FRANKSTON Sold Price **NORTH VIC 3200** 

**■** 3 ₽ 1 \$1 RS \$600,000 Sold Date 05-Jan-24

Distance 0.83km

**RS** = Recent sale

UN = Undisclosed Sale

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