# 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

128 ROSEMARY CRESCENT 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	\$590,000	&	\$630,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$575,000	Prop	erty type House		Suburb	Frankston North	
Period-from	01 Mar 2023	to	29 Feb 2	2024	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.

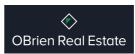
Address of comparable property	Price	Date of sale
18 WIRILDA CRESCENT FRANKSTON NORTH VIC 3200	\$595,000	07-Feb-24
11 HOOP COURT FRANKSTON NORTH VIC 3200	\$605,000	10-Feb-24
15 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200	\$595,250	23-Feb-24

#### 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: 06 March 2024





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18 WIRILDA CRESCENT FRANKSTON NORTH VIC 3200

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Sold Price

RS \$595,000 Sold Date 07-Feb-24

Distance

0.67km



11 HOOP COURT FRANKSTON NORTH VIC 3200

**=** 3

₾ 1

Sold Price

\*\$605,000 Sold Date 10-Feb-24

Distance

0.81km



15 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200

**■** 3

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Sold Price

RS \$595,250 Sold Date 23-Feb-24

Distance

1.26km

**RS** = Recent sale

UN = Undisclosed Sale

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