

## 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

15A BRUNNING CRESCENT FRANKSTON NORTH VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$589,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston North

Period-from

01 Jul 2023

to

30 Jun 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

2/12 GOLDEN COURT FRANKSTON NORTH VIC 3200	\$675,000	25-Jan-24
2/38 MORETON STREET FRANKSTON NORTH VIC 3200	\$610,666	24-Feb-24
2/141 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	\$599,100	06-Mar-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: 02 July 2024



**2/12 GOLDEN COURT FRANKSTON NORTH VIC 3200**

 3  2  2

Sold Price

**\$675,000**

Sold Date

**25-Jan-24**

Distance

**0.68km**



**2/38 MORETON STREET FRANKSTON NORTH VIC 3200**

 2  2  1

Sold Price

**\$610,666**

Sold Date

**24-Feb-24**

Distance

**0.26km**



**2/141 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200**

 3  2  1

Sold Price

**\$599,100**

Sold Date

**06-Mar-24**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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