

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

2/141 MONTEREY BOULEVARD 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

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

Frankston North

Period-from

01 Feb 2023

to

31 Jan 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

2/10 CORSICAN STREET FRANKSTON NORTH VIC 3200	\$525,000	27-Sep-23
2/12 GOLDEN COURT FRANKSTON NORTH VIC 3200	\$675,000	05-Feb-24
15B BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	\$610,000	06-Dec-23

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: 14 February 2024



**2/10 CORSICAN STREET
FRANKSTON NORTH VIC 3200**

 3  2  1

Sold Price **\$525,000** Sold Date **27-Sep-23**

Distance **1.04km**



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

 4  2  2

Sold Price ^{RS} **\$675,000** Sold Date **05-Feb-24**

Distance **0.24km**



**15B BRUNNING CRESCENT
FRANKSTON NORTH VIC 3200**

 3  1  2

Sold Price ^{RS} **\$610,000** Sold Date **06-Dec-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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