

## 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 ALDER COURT 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2023

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 11 HOOP COURT FRANKSTON NORTH VIC 3200        | \$605,000 | 07-Feb-24 |
| 96 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200   | \$600,000 | 21-Mar-24 |
| 32 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200 | \$593,000 | 17-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: 04 April 2024



**11 HOOP COURT FRANKSTON  
NORTH VIC 3200**

 3  1  -

Sold Price

**\$605,000**

Sold Date **07-Feb-24**

Distance **0.95km**



**96 EXCELSIOR DRIVE FRANKSTON  
NORTH VIC 3200**

 3  1  1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **21-Mar-24**

Distance **0.49km**



**32 BRUNNING CRESCENT  
FRANKSTON NORTH VIC 3200**

 3  1  1

Sold Price

**\$593,000**

Sold Date **17-Feb-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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