

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 LAMBERT STREET 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

\$565,000

&

\$621,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Frankston North

Period-from

01 Jun 2023

to

31 May 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

8 MALLEE STREET FRANKSTON NORTH VIC 3200	\$612,612	24-Apr-24
8 NODDING AVENUE FRANKSTON NORTH VIC 3200	\$629,000	11-Apr-24
11 HOOP COURT FRANKSTON NORTH VIC 3200	\$605,000	07-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: 05 June 2024



**8 MALLEE STREET FRANKSTON
NORTH VIC 3200**

 3  1  -

Sold Price

\$612,612

Sold Date **24-Apr-24**

Distance **0.23km**



**8 NODDING AVENUE FRANKSTON
NORTH VIC 3200**

 3  1  1

Sold Price

\$629,000

Sold Date **11-Apr-24**

Distance **0.31km**



**11 HOOP COURT FRANKSTON
NORTH VIC 3200**

 3  1  -

Sold Price

\$605,000

Sold Date **07-Feb-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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