

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 MORETON 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

Property type

House

Suburb

Frankston North

Period-from

01 Jul 2022

to

30 Jun 2023

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

9 POPLAR STREET FRANKSTON NORTH VIC 3200	\$456,000	24-Apr-23
9 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200	\$449,000	04-Apr-23
5 RADIATA STREET FRANKSTON NORTH VIC 3200	\$522,000	15-May-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: 27 July 2023



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**9 POPLAR STREET FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price **\$456,000** Sold Date **24-Apr-23**

Distance **0.15km**



**9 ROSEMARY CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 2

Sold Price ^{RS} **\$449,000** Sold Date **04-Apr-23**

Distance **0.35km**



**5 RADIATA STREET FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price **\$522,000** Sold Date **15-May-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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