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

21 RADIATA 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	\$640,000	&	\$691,000
Single i fice	between	ψ040,000	, a	ψ091,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$575,000	Prop	erty type	y type House		Suburb	Frankston North
Period-from	01 Apr 2023	to	31 Mar 2	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.

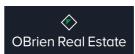
Address of comparable property	Price	Date of sale
38 HONEYSUCKLE STREET FRANKSTON NORTH VIC 3200	\$600,000	18-Jan-24
15 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200	\$595,250	19-Feb-24
19 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	\$629,000	16-Mar-24

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 April 2024





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38 HONEYSUCKLE STREET FRANKSTON NORTH VIC 3200

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Sold Price

\$600,000 Sold Date 18-Jan-24

Distance

1.36km



15 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200

= 3 ₾ 1 Sold Price

\$595,250 Sold Date 19-Feb-24

Distance 0.88km



19 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200

= 3

aggregation 2

Sold Price

RS \$629,000 Sold Date 16-Mar-24

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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