

## 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

22 BURSARIA CRESCENT 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

\$580,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Frankston North

Period-from

01 Mar 2023

to

29 Feb 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

9 MARLOCK STREET FRANKSTON NORTH VIC 3200	\$600,000	18-Dec-23
44 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200	\$630,000	16-Feb-24
44 HICKORY CRESCENT FRANKSTON NORTH VIC 3200	\$610,000	23-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: 21 March 2024



**9 MARLOCK STREET FRANKSTON  
NORTH VIC 3200**

 3  1  1

Sold Price

**\$600,000**

Sold Date

**18-Dec-23**

Distance

**1km**



**44 SILVERTOP CRESCENT  
FRANKSTON NORTH VIC 3200**

 3  1  -

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**16-Feb-24**

Distance

**1.69km**



**44 HICKORY CRESCENT  
FRANKSTON NORTH VIC 3200**

 3  1  -

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**23-Feb-24**

Distance

**1.3km**

RS = Recent sale

UN = Undisclosed Sale

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