## 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 (\*Delete single price or range as applicable)

Single Price	or range between	\$580,000	&	\$615,000
Single Price	between	φ360,000	α	φο15,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$575,000	Prop	erty type		House	Suburb	Frankston North
Period-from	01 Mar 2023	to	29 Feb 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.

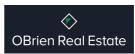
Address of comparable property	Price	Date of sale
9 MARLOCK STREET FRANKSTON NORTH VIC 3200	\$600,000	18-Dec-23
44 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200	\$630,000	16-Feb-24
44 HICKORY CRESCENT FRANKSTON NORTH VIC 3200	\$610,000	23-Feb-24

#### 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





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9 MARLOCK STREET FRANKSTON Sold Price **NORTH VIC 3200** 

\$600,000 Sold Date 18-Dec-23

Distance

1km



**44 SILVERTOP CRESCENT** FRANKSTON NORTH VIC 3200

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Sold Price

\*\$630,000 Sold Date 16-Feb-24

Distance 1.69km



**44 HICKORY CRESCENT** 

Sold Price

RS \$610,000 Sold Date 23-Feb-24

Distance

1.3km

FRANKSTON NORTH VIC 3200

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**RS** = Recent sale UN = Undisclosed Sale

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