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

32 PINE 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 \$570,000 & \$620,000	Single Price			\$570,000	&	\$620,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$575,000	Prop	erty type	ty 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.

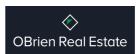
Address of comparable property	Price	Date of sale
44 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200	\$630,000	16-Feb-24
3 LONGLEAF STREET FRANKSTON NORTH VIC 3200	\$600,000	16-Apr-24
23 WAVE STREET FRANKSTON VIC 3199	\$625,000	12-Mar-24

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: 22 April 2024





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44 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200

⇔ 2

⇔ -

Sold Price

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

Distance 0.67km



3 LONGLEAF STREET FRANKSTON Sold Price **NORTH VIC 3200**

₾ 1

■ 3

*\$600,000 Sold Date 16-Apr-24

Distance 0.84km



23 WAVE STREET FRANKSTON VIC Sold Price 3199

■ 3 ⇔ 2 **\$\$625,000 UN Sold Date 12-Mar-24

Distance 1.1km

RS = Recent sale

UN = Undisclosed Sale

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