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

37 COOLGARDIE 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	\$525,000	&	\$577,500
J	between			

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 Oct 2022	to	30 Sep 2	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.

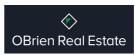
Address of comparable property	Price	Date of sale
21 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200	\$530,000	10-Jul-23
3 SILVERTOP STREET FRANKSTON NORTH VIC 3200	\$555,000	03-May-23
5 RADIATA STREET FRANKSTON NORTH VIC 3200	\$522,000	15-May-23

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: 10 October 2023





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21 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200

□ 1

Sold Price

\$530,000 Sold Date 10-Jul-23

Distance 0.67km



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

፷ 3 ₾ 1 😞 2 \$555,000 Sold Date 03-May-23

Distance 0.36km



5 RADIATA STREET FRANKSTON Sold Price **NORTH VIC 3200**

■ 3 ₽ 1 □ 1 **\$522,000** Sold Date **15-May-23**

Distance 0.75km

RS = Recent sale

UN = Undisclosed Sale

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