

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

4 GARDENIA 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Frankston North

Period-from

01 Aug 2022

to

31 Jul 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

4 STONE STREET FRANKSTON NORTH VIC 3200	\$572,500	31-May-23
17 NODDING AVENUE FRANKSTON NORTH VIC 3200	\$550,000	10-Mar-23
39 RADIATA STREET FRANKSTON NORTH VIC 3200	\$560,000	01-Jun-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: 24 August 2023



OBrien Real Estate

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



**4 STONE STREET FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price

\$572,500

Sold Date

31-May-23

Distance

1.49km



**17 NODDING AVENUE FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price

\$550,000

Sold Date

10-Mar-23

Distance

0.81km



**39 RADIATA STREET FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price

^{RS} **\$560,000**

Sold Date

01-Jun-23

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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