

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

8 FORSTER AVENUE 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

\$582,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2023

to

31 Mar 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

7 POPLAR STREET FRANKSTON NORTH VIC 3200	\$585,000	22-Feb-24
5 CORSICAN STREET FRANKSTON NORTH VIC 3200	\$620,000	23-Oct-23
44 HICKORY CRESCENT FRANKSTON NORTH VIC 3200	\$610,000	05-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: 03 April 2024



**7 POPLAR STREET FRANKSTON
NORTH VIC 3200**

 4  1  2

Sold Price

^{RS} **\$585,000**

Sold Date **22-Feb-24**

Distance **0.52km**



**5 CORSICAN STREET FRANKSTON
NORTH VIC 3200**

 4  2  1

Sold Price

\$620,000

Sold Date **23-Oct-23**

Distance **1.11km**



**44 HICKORY CRESCENT
FRANKSTON NORTH VIC 3200**

 3  1  -

Sold Price

\$610,000

Sold Date **05-Feb-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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