

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

96 EXCELSIOR DRIVE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Frankston North

Period-from

01 Dec 2022

to

30 Nov 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 GARDENIA CRESCENT FRANKSTON NORTH VIC 3200	\$565,100	31-Oct-23
4 COOLGARDIE STREET FRANKSTON NORTH VIC 3200	\$575,000	22-Jun-23
102 TAMARISK DRIVE FRANKSTON NORTH VIC 3200	\$600,000	22-Oct-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: 12 December 2023



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**4 GARDENIA CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 1

Sold Price

^{RS} **\$565,100**

Sold Date

31-Oct-23

Distance

0.57km



**4 COOLGARDIE STREET
FRANKSTON NORTH VIC 3200**

3 1 1

Sold Price

\$575,000

Sold Date

22-Jun-23

Distance

1.23km



**102 TAMARISK DRIVE FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price

\$600,000

Sold Date

22-Oct-23

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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