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	3 MONTEREY BOULEVARD 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	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,500	Property type	House	Suburb	Frankston North
Period-from	01 Dec 2023	to	30 Nov 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
17 MANNA COURT FRANKSTON NORTH VIC 3200	$542,000	19-Oct-24
45 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	$598,000	30-Nov-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: 20 December 2024

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17 MANNA COURT FRANKSTON NORTH VIC 3200

3 1 2

Sold Price RS **$542,000** Sold Date **19-Oct-24**

Distance **0.42km**



45 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200

3 1 2

Sold Price RS **$598,000** Sold Date **30-Nov-24**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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