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	24 PLANTATION 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$572,500	Property type	House	Suburb	Frankston North
Period-from	01 Jan 2023	to	31 Dec 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
63 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	$525,500	18-Dec-23
10 HOOP COURT FRANKSTON NORTH VIC 3200	$520,000	20-Aug-23
36 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200	$480,000	11-Nov-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: 08 January 2024

Harcourts
Olivia Benzur
P 0397826322
M 0432744665
E olivia.benzur@harcourts.com.au

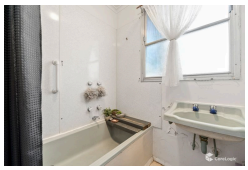


63 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200

3 1 -

Sold Price RS $525,500 Sold Date 18-Dec-23

Distance 1.53km



10 HOOP COURT FRANKSTON NORTH VIC 3200

3 1 4

Sold Price $520,000 Sold Date 20-Aug-23

Distance 0.92km



36 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS $480,000 Sold Date 11-Nov-23

Distance 1.53km

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

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