Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 63 Rosemary Crescent FRANKSTON NORTH VIC 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $390,000 & $430,000

Median sale price

Median price: $482,500 House: x Suburb: Frankston North

Period - From: 1 April 2018 to: Current Source: www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
85 Brunning Crescent FRANKSTON NORTH VIC 3200	$400,000	16 Jan 2019
44 Nodding Avenue FRANKSTON NORTH VIC 3200	$440,000	26 Feb 2019
36 Coolgardie Street FRANKSTON NORTH VIC 3200	$426,000	16 Jan 2019

OBrien Real Estate

p 9781 6666 a 474 Nepean Highway Frankston f 9781 6600 e franktson@obrienrealestate.com.au