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 MAHOGANY 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	$455,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,000	Property type	House	Suburb	Frankston North
Period-from	01 Dec 2021	to	30 Nov 2022	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
24 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200	$465,000	20-Aug-22
20 HICKORY CRESCENT FRANKSTON NORTH VIC 3200	$500,000	16-Jul-22
21 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200	$525,000	23-Jul-22

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: 15 December 2022

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24 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200

3 1 2

Sold Price **$465,000** Sold Date **20-Aug-22**

Distance **0.54km**

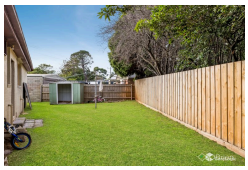


20 HICKORY CRESCENT FRANKSTON NORTH VIC 3200

3 1 2

Sold Price **$500,000** Sold Date **16-Jul-22**

Distance **0.52km**



21 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200

3 1 1

Sold Price **$525,000** Sold Date **23-Jul-22**

Distance **0.59km**

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

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