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	4 FORSTER 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	$549,000	&	$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	House	Suburb	Frankston North
Period-from	01 May 2022	to	30 Apr 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
6 AGATHEA COURT FRANKSTON NORTH VIC 3200	$550,000	21-Feb-23
2 CORSICAN STREET FRANKSTON NORTH VIC 3200	$570,000	11-Apr-23
10 MORETON STREET FRANKSTON NORTH VIC 3200	$605,000	21-Mar-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: 02 May 2023

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6 AGATHEA COURT FRANKSTON NORTH VIC 3200

3 1 2

Sold Price **$550,000** Sold Date **21-Feb-23**

Distance **0.79km**



2 CORSICAN STREET FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS **$570,000** Sold Date **11-Apr-23**

Distance **1.11km**



10 MORETON STREET FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS **$605,000** Sold Date **21-Mar-23**

Distance **0.66km**

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

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