

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 TECOMA STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Frankston North

Period-from

01 Jun 2022

to

31 May 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

4 FORSTER AVENUE FRANKSTON NORTH VIC 3200	\$599,000	17-May-23
51 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	\$576,000	22-Apr-23
2 TECOMA STREET FRANKSTON NORTH VIC 3200	\$565,000	23-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: 15 June 2023



**4 FORSTER AVENUE FRANKSTON
NORTH VIC 3200**

 3  1  2

Sold Price

^{RS} **\$599,000**

Sold Date

17-May-23

Distance

0.94km



**51 BRUNNING CRESCENT
FRANKSTON NORTH VIC 3200**

 3  1  2

Sold Price

\$576,000

Sold Date

22-Apr-23

Distance

0.4km



**2 TECOMA STREET FRANKSTON
NORTH VIC 3200**

 3  1  2

Sold Price

\$565,000

Sold Date

23-Mar-23

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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