

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 Spruce Court 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Frankston North

Period-from

01 Feb 2021

to

31 Jan 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

419 Frankston-Dandenong Road Frankston North VIC 3200	\$587,000	11-Sep-21
2 Telopea Court Frankston North VIC 3200	\$589,000	19-Sep-21
11 Corsican Street Frankston North VIC 3200	\$570,000	22-Jan-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: 01 February 2022



419 Frankston-Dandenong Road Frankston North VIC 3200

 3  1  1

Sold Price

\$587,000

Sold Date

11-Sep-21

Distance

0.7km



2 Telopea Court Frankston North VIC 3200

 3  1  1

Sold Price

\$589,000

Sold Date

19-Sep-21

Distance

0.1km



11 Corsican Street Frankston North VIC 3200

 3  1  1

Sold Price

^{RS} **\$570,000** ^{UN}

Sold Date

22-Jan-22

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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