

## 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

17 Longleaf Street Frankston North VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2020

to

31 Mar 2021

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

7 Rosemary Crescent Frankston North VIC 3200	\$450,000	30-Nov-20
3 Caley Street Frankston North VIC 3200	\$443,300	07-Dec-20
8 Radiata Street Frankston North VIC 3200	\$430,000	07-Dec-20

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: 14 April 2021



**GRANGER**

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**7 Rosemary Crescent Frankston North VIC 3200**

3 1 3

Sold Price **\$450,000** Sold Date **30-Nov-20**

Distance **0.12km**



**3 Caley Street Frankston North VIC 3200**

3 1 1

Sold Price **\$443,300** Sold Date **07-Dec-20**

Distance **0.52km**



**8 Radiata Street Frankston North VIC 3200**

3 1 1

Sold Price **\$430,000** Sold Date **07-Dec-20**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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