

## 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

23 NORFOLK CRESCENT 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

\$465,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Frankston North

Period-from

01 Dec 2022

to

30 Nov 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

36 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200	\$480,000	11-Nov-23
20 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200	\$490,000	03-Aug-23
14 RIBBON COURT FRANKSTON NORTH VIC 3200	\$530,500	02-Dec-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: 11 December 2023



**36 BURSARIA CRESCENT  
 FRANKSTON NORTH VIC 3200**

 3  1  1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **11-Nov-23**

Distance **0.67km**



**20 BOUVARDIA CRESCENT  
 FRANKSTON NORTH VIC 3200**

 3  1  1

Sold Price **\$490,000** Sold Date **03-Aug-23**

Distance **0.89km**



**14 RIBBON COURT FRANKSTON  
 NORTH VIC 3200**

 3  1  1

Sold Price <sup>RS</sup> **\$530,500** Sold Date **02-Dec-23**

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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