

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: 16 Corsican Street, Frankston North Vic 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price: \$427,000 House Unit Suburb: Frankston North

Period - From: 01/01/2019 to: 31/03/2019 Source: REIV

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 six 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
1	49 Rosemary Cr FRANKSTON NORTH 3200	\$425,000	29/04/2019
2	87 Monterey Blvd FRANKSTON NORTH 3200	\$410,000	23/04/2019
3	17 Mahogany Av FRANKSTON NORTH 3200	\$395,000	16/05/2019

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 six months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median House Price
March quarter 2019: \$427,000



Google

Map data ©2019 Google

Comparable Properties



49 Rosemary Cr FRANKSTON NORTH 3200 (REI/VG)

[Agent Comments](#)



Price: \$425,000
Method: Private Sale
Date: 29/04/2019
Rooms: -
Property Type: House
Land Size: 600 sqm approx



87 Monterey Blvd FRANKSTON NORTH 3200 (REI)

[Agent Comments](#)



Price: \$410,000
Method: Private Sale
Date: 23/04/2019
Rooms: 4
Property Type: House (Res)
Land Size: 599 sqm approx



17 Mahogany Av FRANKSTON NORTH 3200 (REI)

[Agent Comments](#)



Price: \$395,000
Method: Sold Before Auction
Date: 16/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 597 sqm approx