

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 Burdett 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

\$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

6 Chile Street Frankston North VIC 3200	\$455,000	20-Mar-21
25 Candlebark Crescent Frankston North VIC 3200	\$445,500	21-Dec-20
8 Bouvardia Crescent Frankston North VIC 3200	\$445,000	22-Oct-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: 08 April 2021



6 Chile Street Frankston North VIC 3200

Sold Price

^{RS}

\$455,000

Sold Date

20-Mar-21

3 1 1

Distance

0.22km



25 Candlebark Crescent Frankston North VIC 3200

Sold Price

\$445,500

Sold Date

21-Dec-20

3 1 2

Distance

0.36km



8 Bouvardia Crescent Frankston North VIC 3200

Sold Price

\$445,000

Sold Date

22-Oct-20

3 1 2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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