

STATEMENT OF INFORMATION

15 ASPEN COURT, FRANKSTON NORTH, VIC 3200

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 ASPEN COURT, FRANKSTON NORTH,  3  1  2

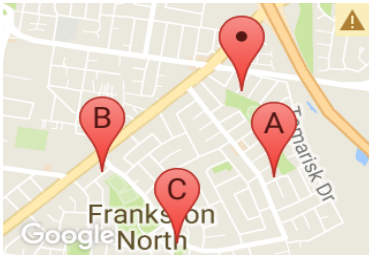
Indicative Selling Price

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

Price Range: **480K to 510K**

Provided by: Peter Dodd, Austin Professionals

MEDIAN SALE PRICE



FRANKSTON NORTH, VIC, 3200

Suburb Median Sale Price (House)

\$480,000

01 July 2017 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



7 WIRILDA CRES, FRANKSTON NORTH, VIC  3  1  4

Sale Price

***\$570,000**

Sale Date: 29/07/2017

Distance from Property: 652m



17 WINDOO ST, FRANKSTON NORTH, VIC  3  2  1

Sale Price

\$611,000

Sale Date: 01/07/2017

Distance from Property: 1.1km



80 MONTEREY BVD, FRANKSTON NORTH, VIC  3  2  2

Sale Price

\$555,000

Sale Date: 20/06/2017

Distance from Property: 1.2km



This report has been compiled on 12/10/2017 by Austin Professionals . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 ASPEN COURT, FRANKSTON NORTH, VIC 3200

Indicative selling price

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

Price Range:

480K to 510K

Median sale price

Median price

\$480,000

House

Unit

Suburb

FRANKSTON
NORTH

Period

01 July 2017 to 30 September 2017

Source

pricfinder

Comparable property sales

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
7 WIRILDA CRES, FRANKSTON NORTH, VIC 3200	*\$570,000	29/07/2017
17 WINDOO ST, FRANKSTON NORTH, VIC 3200	\$611,000	01/07/2017
80 MONTEREY BVD, FRANKSTON NORTH, VIC 3200	\$555,000	20/06/2017