

STATEMENT OF INFORMATION

1 WIRILDA CRESCENT, FRANKSTON NORTH, VIC 3200

PREPARED BY ALEX TAY, I-TRAK REAL ESTATE PTY LTD, PHONE: 0423568553

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 WIRILDA CRESCENT, FRANKSTON

 3  1  1

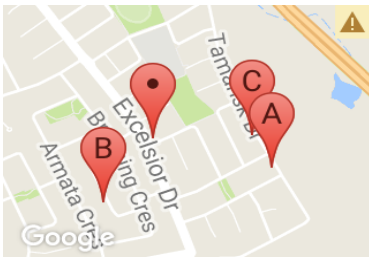
Indicative Selling Price

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

Price Range: **\$450,000 to \$495,000**

Provided by: Alex Tay, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



FRANKSTON NORTH, VIC, 3200

Suburb Median Sale Price (House)

\$490,750

01 April 2017 to 31 March 2018

Provided by: 

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.



116 TAMARISK DR, FRANKSTON NORTH, VIC

 3  1  -

Sale Price

***\$515,000**

Sale Date: 16/03/2018

Distance from Property: 402m



21 HODGINS CRES, FRANKSTON NORTH, VIC

 3  1  -

Sale Price

***\$490,000**

Sale Date: 04/05/2018

Distance from Property: 280m



104 TAMARISK DR, FRANKSTON NORTH, VIC

 3  1  3

Sale Price

\$453,000

Sale Date: 10/04/2018

Distance from Property: 322m



This report has been compiled on 09/06/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

1 WIRILDA CRESCENT, FRANKSTON NORTH, VIC 3200

Indicative selling price

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

Price Range: \$450,000 to \$495,000

Median sale price

Median price \$490,750

House

Unit

Suburb

FRANKSTON
NORTH

Period 01 April 2017 to 31 March 2018

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
116 TAMARISK DR, FRANKSTON NORTH, VIC 3200	*\$515,000	16/03/2018
21 HODGINS CRES, FRANKSTON NORTH, VIC 3200	*\$490,000	04/05/2018
104 TAMARISK DR, FRANKSTON NORTH, VIC 3200	\$453,000	10/04/2018