

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/238 Cranbourne Road,  
FRANKSTON 3199**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$375,000 - \$412,500**

### Median sale price

Median **Unit** for **FRANKSTON** for period **Jul 2019 - Sep 2019**

Sourced from **REIV**.

**\$420,000**

### 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 the most comparable to the property for sale.

<b>9/238 Cranbourne Road,</b> Frankston 3199	<b>Price \$391,300</b> Sold 20 June 2019
<b>19/256 Cranbourne Road,</b> Frankston 3199	<b>Price \$429,950</b> Sold 29 May 2019
<b>18/242 Cranbourne Road,</b> Frankston 3199	<b>Price \$376,100</b> Sold 20 July 2019

This Statement of Information was prepared on 8th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit

  
**3 beds**

  
**1 baths**

  
**1 parking**

### Ray White Frankston

36 Playne Street,  
Frankston VIC 3199

### Contact agents



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