

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

7/23 Cranbourne Road Frankston VIC 3199

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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,750

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2019

to

31 Jan 2020

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

7/11 Clarendon Street Frankston VIC 3199	\$380,000	08-Jan-20
5/21 Petrie Street Frankston VIC 3199	\$365,000	25-Sep-19
3/3 Balcombe Street Frankston VIC 3199	\$377,000	04-Dec-19

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: 13 February 2020

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**7/11 Clarendon Street Frankston
VIC 3199**

Sold Price \$380,000 Sold Date 08-Jan-20

1 1 1

Distance 0.51km



**5/21 Petrie Street Frankston VIC
3199**

Sold Price \$365,000 Sold Date 25-Sep-19

2 1 1

Distance 0.74km



**3/3 Balcombe Street Frankston VIC
3199**

Sold Price \$377,000 Sold Date 04-Dec-19

2 1 1

Distance 0.91km

RS = Recent sale

UN = Undisclosed Sale

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