

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

2/53-55 HILLCREST 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/16-18 BURNS STREET FRANKSTON VIC 3199	\$450,000	06-Nov-22
4/7 LONG STREET FRANKSTON VIC 3199	\$472,000	09-Dec-22
1/192 BEACH STREET FRANKSTON VIC 3199	\$510,000	19-Sep-22

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: 21 February 2023



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**2/16-18 BURNS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$450,000** Sold Date **06-Nov-22**

Distance **0.98km**



**4/7 LONG STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price ^{RS} **\$472,000** Sold Date **09-Dec-22**

Distance **0.35km**



**1/192 BEACH STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$510,000** Sold Date **19-Sep-22**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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