

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

5 GLENVIEW CRESCENT 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 2024

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

8 LEAWARRA PARADE FRANKSTON VIC 3199	\$705,000	11-Sep-24
36 LEAWARRA PARADE FRANKSTON VIC 3199	\$765,000	11-Oct-24
4 YARRABEE COURT FRANKSTON VIC 3199	\$800,000	31-Oct-24

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: 04 December 2024



**8 LEAWARRA PARADE
FRANKSTON VIC 3199**

3 1 1

Sold Price **\$705,000** Sold Date **11-Sep-24**

Distance **0.28km**



**36 LEAWARRA PARADE
FRANKSTON VIC 3199**

3 1 2

Sold Price **\$765,000** Sold Date **11-Oct-24**

Distance **0.24km**



**4 YARRABEE COURT FRANKSTON
VIC 3199**

3 2 2

Sold Price **\$800,000** Sold Date **31-Oct-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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