

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

7/256 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/59 Cranbourne-Frankston Road Langwarrin VIC 3910	\$475,000	18-Jan-22
1/27 Deane Street Frankston VIC 3199	\$431,250	08-Oct-21

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: 08 February 2022



**2/59 Cranbourne-Frankston Road
Langwarrin VIC 3910**

 2  1  1

Sold Price

^{RS} **\$475,000**

Sold Date

18-Jan-22

Distance

1.87km



**1/27 Deane Street Frankston VIC
3199**

 2  1  1

Sold Price

^{RS} **\$431,250**

Sold Date

08-Oct-21

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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