

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

114 GRIMWADE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2021

to

30 Nov 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

310 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$800,000	06-Aug-22
2 ALVINA COURT FRANKSTON VIC 3199	\$790,000	01-Aug-22
10 CATHERINE PARADE FRANKSTON VIC 3199	\$785,333	26-Jun-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: 01 December 2022



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**310 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

4 2 1

Sold Price

\$800,000

Sold Date **06-Aug-22**

Distance

1.54km



**2 ALVINA COURT FRANKSTON VIC
3199**

3 2 2

Sold Price

\$790,000

Sold Date **01-Aug-22**

Distance

0.87km



**10 CATHERINE PARADE
FRANKSTON VIC 3199**

3 1 -

Sold Price

\$785,333

Sold Date **26-Jun-22**

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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