

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 CRAIG STREET 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

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

4 BLACKHEATH AVENUE FRANKSTON VIC 3199	\$760,500	12-Sep-23
3 BIRKDALE COURT FRANKSTON VIC 3199	\$785,000	25-Aug-23
3 YARRABEE COURT FRANKSTON VIC 3199	\$810,000	23-Aug-23

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: 16 November 2023



4 BLACKHEATH AVENUE FRANKSTON VIC 3199

 4  2  2

Sold Price

^{RS}
\$760,500

Sold Date

12-Sep-23

Distance

1.13km


3 BIRKDALE COURT FRANKSTON VIC 3199

 4  2  2

Sold Price

\$785,000

Sold Date

25-Aug-23

Distance

1.3km


3 YARRABEE COURT FRANKSTON VIC 3199

 4  2  2

Sold Price

\$810,000

Sold Date

23-Aug-23

Distance

1.16km
RS = Recent sale

UN = Undisclosed Sale

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