

## 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

3/29-31 Cricklewood Avenue, Frankston 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$435,000

&






\$475,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### Comparable property sales

These are the five 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
2/4 LEWIS STREET FRANKSTON 3199	 2  1  1	\$449,000	17-Sep-21
2A ELIZABETH STREET FRANKSTON 3199	 2  1  1	\$450,000	27-Sep-21
2/3 BALCOMBE STREET FRANKSTON 3199	 2  1  1	\$455,000	23-Sep-21
10/47 KARS STREET FRANKSTON 3199	 2  1  1	\$455,000	15-Dec-21
2/2-4 JAMES STREET FRANKSTON 3199	 2  1  1	\$470,500	22-Nov-21

[consumer.vic.gov.au](https://consumer.vic.gov.au)



This Statement of Information was prepared on: 11 February 2022


**2/4 LEWIS ST FRANKSTON 3199**

 Sold Price **\$449,000** Sold Date **17-Sep-21**
 2  1  1

 Distance **0.66km**

**2A ELIZABETH ST FRANKSTON 3199**

 Sold Price **\$450,000** Sold Date **27-Sep-21**
 2  1  1

 Distance **1.4km**

**2/3 BALCOMBE ST FRANKSTON 3199**

 Sold Price **\$455,000** Sold Date **23-Sep-21**
 2  1  1

 Distance **2.03km**

**10/47 KARS ST FRANKSTON 3199**

 Sold Price **\$455,000** Sold Date **15-Dec-21**
 2  1  1

 Distance **2.18km**

**2/2-4 JAMES ST FRANKSTON 3199**

 Sold Price **\$470,500** Sold Date **22-Nov-21**
 2  1  1

 Distance **1.01km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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