

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

10/256 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,250

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 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

8/238 CRANBOURNE ROAD FRANKSTON VIC 3199	\$525,000	21-Feb-22
7/256 CRANBOURNE ROAD FRANKSTON VIC 3199	\$475,000	22-Feb-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: 16 March 2022



**8/238 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$525,000** Sold Date **21-Feb-22**

Distance **0.18km**



**7/256 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$475,000** Sold Date **22-Feb-22**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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