

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

5 DUNSTERVILLE 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

\$620,000

&

\$670,000

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

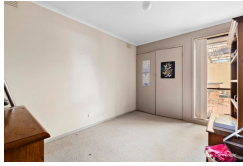
Date of sale

22 BENANEE DRIVE FRANKSTON VIC 3199	\$660,000	27-Jun-23
32 HAVANA CRESCENT FRANKSTON VIC 3199	\$656,000	29-May-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: 15 November 2023



**22 BENANEE DRIVE FRANKSTON
VIC 3199**

 3  2  2

Sold Price

\$660,000

Sold Date

27-Jun-23

Distance

1.56km



**32 HAVANA CRESCENT
FRANKSTON VIC 3199**

 3  1  1

Sold Price

\$656,000

Sold Date

29-May-23

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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