

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 CRICKLEWOOD AVENUE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 May 2022

to

30 Apr 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

3 SWIFT STREET FRANKSTON VIC 3199	\$661,000	13-May-23
102 GRIMWADE CRESCENT FRANKSTON VIC 3199	\$665,000	28-Jan-23
100 GRIMWADE CRESCENT FRANKSTON VIC 3199	\$650,000	09-Dec-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: 23 May 2023



OBrien Real Estate

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3 SWIFT STREET FRANKSTON VIC 3199

Sold Price

^{RS}

\$661,000

Sold Date

13-May-23

3

2

4

Distance

0.51km



102 GRIMWADE CRESCENT FRANKSTON VIC 3199

Sold Price

\$665,000

Sold Date

28-Jan-23

3

2

2

Distance

0.95km



100 GRIMWADE CRESCENT FRANKSTON VIC 3199

Sold Price

\$650,000

Sold Date

09-Dec-22

2

1

4

Distance

0.96km

BarryPlant
FRANKSTON

RS = Recent sale

UN = Undisclosed Sale

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