

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

212D 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/25-27 Ashleigh Avenue Frankston VIC 3199	\$445,000	20-May-19
24/105 McMahons Road Frankston VIC 3199	\$410,000	06-May-19

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: 17 September 2019



2/25-27 Ashleigh Avenue Frankston VIC 3199

Sold Price

\$445,000

Sold Date

20-May-19



2



1



1

Distance

1.04km



24/105 McMahon's Road Frankston VIC 3199

Sold Price

\$410,000

Sold Date

06-May-19



2



1



1

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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