

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

2/41 GLENVIEW 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,600

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2022

to

31 Mar 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

49/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$534,000	31-Oct-22
12/256 CRANBOURNE ROAD FRANKSTON VIC 3199	\$542,000	17-Mar-23
9/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$530,000	29-Mar-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: 19 April 2023



**49/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$534,000** Sold Date **31-Oct-22**

Distance **1.83km**

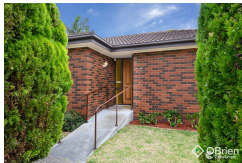


**12/256 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$542,000** Sold Date **17-Mar-23**

Distance **0.78km**



**9/33-35 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **29-Mar-23**

Distance **2.28km**

RS = Recent sale

UN = Undisclosed Sale

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