

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

25/242 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

3/10-12 MARINA AVENUE FRANKSTON VIC 3199	\$578,000	30-Jun-23
4A LAUTREC STREET FRANKSTON VIC 3199	\$580,000	14-Jul-23
12/316 SKYE ROAD FRANKSTON VIC 3199	\$540,000	19-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: 13 September 2023



**3/10-12 MARINA AVENUE
FRANKSTON VIC 3199**

 3  1  2

Sold Price

^{RS}

\$578,000

Sold Date

30-Jun-23

Distance

0.61km



**4A LAUTREC STREET FRANKSTON
VIC 3199**

 3  1  1

Sold Price

\$580,000

Sold Date

14-Jul-23

Distance

1.74km



**12/316 SKYE ROAD FRANKSTON
VIC 3199**

 3  1  2

Sold Price

\$540,000

Sold Date

19-May-23

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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