

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

7/124 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,250

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/33 HILLCREST ROAD FRANKSTON VIC 3199	\$510,000	31-Jan-22
10/256 CRANBOURNE ROAD FRANKSTON VIC 3199	\$517,500	21-Mar-22
2/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$523,000	26-Jan-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: 14 April 2022



**1/33 HILLCREST ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$510,000** Sold Date **31-Jan-22**

Distance **1.07km**



**10/256 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$517,500** Sold Date **21-Mar-22**

Distance **-**



**2/5 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$523,000** Sold Date **26-Jan-22**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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