

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

3/33 HILLCREST 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 2024

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

1/4 VERMAY AVENUE FRANKSTON VIC 3199	\$580,000	23-May-24
3/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$560,000	30-Mar-24
3/3 DELL ROAD FRANKSTON VIC 3199	\$600,000	23-Jun-24

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: 11 September 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



1/4 VERMAY AVENUE FRANKSTON VIC 3199 Sold Price **\$580,000** Sold Date **23-May-24**

 2  1  1

Distance **1.49km**



3/85 ASHLEIGH AVENUE FRANKSTON VIC 3199 Sold Price **\$560,000** Sold Date **30-Mar-24**

 2  1  1

Distance **1.78km**



3/3 DELL ROAD FRANKSTON VIC 3199 Sold Price **\$600,000** Sold Date **23-Jun-24**

 2  1  1

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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