

## 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

36 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 18 TANTANI STREET FRANKSTON VIC 3199 | \$650,000 | 10-Sep-22 |
| 34 BUNARONG DRIVE FRANKSTON VIC 3199 | \$677,500 | 16-Jul-22 |
| 27 WOLSLEY AVENUE FRANKSTON VIC 3199 | \$700,000 | 28-Oct-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 November 2022



**18 TANTANI STREET FRANKSTON  
VIC 3199**

 4  2  2

Sold Price

**\$650,000**

Sold Date

**10-Sep-22**

Distance

**0.45km**



**34 BUNARONG DRIVE  
FRANKSTON VIC 3199**

 3  2  1

Sold Price

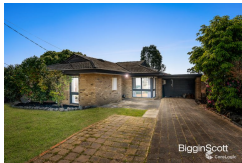
**\$677,500**

Sold Date

**16-Jul-22**

Distance

**2.49km**



**27 WOLSLEY AVENUE  
FRANKSTON VIC 3199**

 3  2  2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**28-Oct-22**

Distance

**0.73km**



**2 HAYDEN AVENUE FRANKSTON  
VIC 3199**

 3  2  1

Sold Price

**\$700,000**

Sold Date

**06-Aug-22**

Distance

**1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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