

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

6/124 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

\$490,000

&

\$539,000

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

5/25-27 ASHLEIGH AVENUE FRANKSTON VIC 3199

\$535,000

13-Jun-24

3/16-17 BLOOM STREET FRANKSTON VIC 3199

\$493,000

02-Jul-24

3/11 DAVID STREET FRANKSTON VIC 3199

\$500,000

18-Apr-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: 13 September 2024

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**5/25-27 ASHLEIGH AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$535,000** Sold Date **13-Jun-24**

Distance **0.41km**

**3/16-17 BLOOM STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$493,000** Sold Date **02-Jul-24**

Distance **0.75km**

**3/11 DAVID STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price **\$500,000** Sold Date **18-Apr-24**

Distance **1.35km**
RS = Recent sale

UN = Undisclosed Sale

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