

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

4/1A LEE STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2021

to

30 Jun 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

8/238 CRANBOURNE ROAD FRANKSTON VIC 3199	\$525,000	09-Feb-22
7/124 CRANBOURNE ROAD FRANKSTON VIC 3199	\$530,000	27-Apr-22
17/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$570,500	26-Apr-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: 27 July 2022



**8/238 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$525,000** Sold Date **09-Feb-22**

Distance **0.39km**



**7/124 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$530,000** Sold Date **27-Apr-22**

Distance **1.1km**



**17/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  2

Sold Price **\$570,500** Sold Date **26-Apr-22**

Distance **1.32km**

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

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