

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

1/25 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

3/26 JAMES STREET FRANKSTON VIC 3199

\$400,000

22-Sep-23

4/19 LEWIS STREET FRANKSTON VIC 3199

\$375,000

14-Dec-23

3/12-14 NURSERY AVENUE FRANKSTON VIC 3199

\$405,000

15-Dec-23

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: 20 March 2024



**3/26 JAMES STREET FRANKSTON
VIC 3199**

Sold Price

\$400,000

Sold Date

22-Sep-23

 2

 1

 1

Distance

0.52km



**4/19 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price

\$375,000

Sold Date

14-Dec-23

 2

 1

 1

Distance

0.66km



**3/12-14 NURSERY AVENUE
FRANKSTON VIC 3199**

Sold Price

\$405,000

Sold Date

15-Dec-23

 2

 1

 1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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