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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$500,000	Prop	erty type	Unit		Suburb	Frankston
Period-from	01 Mar 2023	to	29 Feb 2	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.

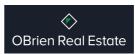
Address of comparable property	Price	Date of sale
3/26 JAMES STREET FRANKSTON VIC 3199	\$400,000	22-Sep-23
4/19 LEWIS STREET FRANKSTON VIC 3199	\$375,000	14-Dec-23
3/12-14 NURSERY AVENUE FRANKSTON VIC 3199	\$405,000	15-Dec-23

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





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3/26 JAMES STREET FRANKSTON Sold Price VIC 3199

\$400,000 Sold Date **22-Sep-23**

Distance 0.52km



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

\$ 1

Sold Price

\$375,000 Sold Date 14-Dec-23

Distance 0.66km



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

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₾ 1 □ 1 Sold Price

\$405,000 Sold Date 15-Dec-23

Distance 1.16km

RS = Recent sale

UN = Undisclosed Sale

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