

## 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

17/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$465,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

22/242 CRANBOURNE ROAD FRANKSTON VIC 3199	\$518,000	04-Dec-23
5/1A LEE STREET FRANKSTON VIC 3199	\$495,000	20-Apr-24
1/51 KENILWORTH AVENUE FRANKSTON VIC 3199	\$505,000	08-Mar-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: 17 May 2024


**22/242 CRANBOURNE ROAD  
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$518,000**

Sold Date **04-Dec-23**

Distance **0.72km**

**5/1A LEE STREET FRANKSTON VIC  
3199**

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$495,000**

Sold Date **20-Apr-24**

Distance **1.07km**

**1/51 KENILWORTH AVENUE  
FRANKSTON VIC 3199**

 2
  1
  2

Sold Price

**\$505,000**

Sold Date **08-Mar-24**

Distance **1.23km**

**1/37 HIGHVIEW ROAD  
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price

**\$470,000**

Sold Date **11-Dec-23**

Distance **1.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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