

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

3 CRICKLEWOOD AVENUE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,500

Property type

House

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 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

2/30A WILLIAMS STREET FRANKSTON VIC 3199	\$1,050,000	31-Jul-24
133A KANANOOK AVENUE SEAFORD VIC 3198	\$1,025,000	26-Sep-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: 18 December 2024

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**2/30A WILLIAMS STREET
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$1,050,000** Sold Date **31-Jul-24**Distance **1.94km****133A KANANOOK AVENUE
SEAFORD VIC 3198**

3 2 2

Sold Price **\$1,025,000** Sold Date **26-Sep-24**Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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