

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

1/18 NURSERY 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2021

to

31 May 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

6/242 CRANBOURNE ROAD FRANKSTON VIC 3199	\$525,000	12-Mar-22
7/124 CRANBOURNE ROAD FRANKSTON VIC 3199	\$530,000	27-Apr-22
2/23 OLYMPIC AVENUE FRANKSTON VIC 3199	\$570,000	22-Jan-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.~~

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**6/242 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$525,000** Sold Date **12-Mar-22**

Distance -



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

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **27-Apr-22**

Distance **0.25km**



**2/23 OLYMPIC AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$570,000** Sold Date **22-Jan-22**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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