

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

5/25 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

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,125

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 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

2/77-79 PLAYNE STREET FRANKSTON VIC 3199	\$485,000	08-Nov-22
8/96 CRANBOURNE ROAD FRANKSTON VIC 3199	\$500,000	10-Oct-22
3/1 FOOT STREET FRANKSTON VIC 3199	\$471,000	11-Jun-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.

This Statement of Information was prepared on: 17 November 2022



**2/77-79 PLAYNE STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price

^{RS}

\$485,000

Sold Date

08-Nov-22

Distance

0.11km



**8/96 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 2

Sold Price

^{RS}

\$500,000

Sold Date

10-Oct-22

Distance

0.84km



**3/1 FOOT STREET FRANKSTON VIC
3199**

2 1 1

Sold Price

\$471,000

Sold Date

11-Jun-22

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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