

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

7/15-19 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/127 BEACH STREET FRANKSTON VIC 3199	\$391,000	13-Jan-23
12/45-49 ORWIL STREET FRANKSTON VIC 3199	\$415,000	15-Sep-22
10/8 RESERVOIR ROAD FRANKSTON VIC 3199	\$430,000	09-Nov-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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**3/127 BEACH STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$391,000

Sold Date

13-Jan-23

2

1

1

Distance

1.01km



**12/45-49 ORWIL STREET
FRANKSTON VIC 3199**

Sold Price

\$415,000

Sold Date

15-Sep-22

2

1

1

Distance

0.35km



**10/8 RESERVOIR ROAD
FRANKSTON VIC 3199**

Sold Price

^{RS}

\$430,000

Sold Date

09-Nov-22

2

1

1

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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