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	Single Price		or range between	\$380,000	&	\$418,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$545,000	Prop	erty type	Unit		Suburb	Frankston
Period-from	01 Feb 2022	to	31 Jan 2	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.

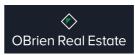
Address of comparable property	Price	Date of sale
3/127 BEACH STREET FRANKSTON VIC 3199	\$391,000	13-Jan-23
12/45-49 ORWIL STREET FRANKSTON VIC 3199	\$415,000	15-Sep-22
10/8 RESERVOIR ROAD FRANKSTON VIC 3199	\$430,000	09-Nov-22

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.

This Statement of Information was prepared on: 06 February 2023





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3/127 BEACH STREET FRANKSTON Sold Price VIC 3199

\$391,000** Sold Date

13-Jan-23

■ 2

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\$ 1

Distance

1.01km



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

₾ 1

₾ 1

Sold Price

\$415,000 Sold Date **15-Sep-22**

Distance

0.35km



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

= 2

= 2

₾ 1

□ 1

Sold Price

RS \$430,000 Sold Date 09-Nov-22

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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