

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

5/33-35 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

3/48-50 HIGH STREET FRANKSTON VIC 3199	\$545,000	20-Sep-24
4/12 SCREEN STREET FRANKSTON VIC 3199	\$542,500	13-May-24
1/4 VERMAY AVENUE FRANKSTON VIC 3199	\$580,000	23-May-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: 10 October 2024

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**3/48-50 HIGH STREET
FRANKSTON VIC 3199**

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Sold Price

RS

\$545,000Sold Date **20-Sep-24**Distance **0.75km****4/12 SCREEN STREET FRANKSTON
VIC 3199**

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Sold Price

\$542,500Sold Date **13-May-24**Distance **1.58km****1/4 VERMAY AVENUE FRANKSTON
VIC 3199**

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Sold Price

\$580,000Sold Date **23-May-24**Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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