

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

15/15-19 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

\$300,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2020

to

28 Feb 2021

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

16/15-19 Cricklewood Avenue Frankston VIC 3199	\$337,000	04-Nov-20
2/26-28 Fairway Street Frankston VIC 3199	\$321,500	15-Dec-20
1/10-12 Spray Street Frankston VIC 3199	\$340,000	16-Feb-21

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: 29 March 2021

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**16/15-19 Cricklewood Avenue
Frankston VIC 3199**

 2  -  1

Sold Price

\$337,000

Sold Date **04-Nov-20**

Distance

0.01km



**2/26-28 Fairway Street Frankston
VIC 3199**

 2  1  1

Sold Price

\$321,500

Sold Date **15-Dec-20**

Distance

0.04km



**1/10-12 Spray Street Frankston VIC
3199**

 2  1  1

Sold Price

^{RS} **\$340,000**

Sold Date **16-Feb-21**

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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