

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

21/256 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 22/242 CRANBOURNE ROAD FRANKSTON VIC 3199 | \$518,000 | 04-Dec-23 |
| 5/19-21 RESERVOIR ROAD FRANKSTON VIC 3199 | \$480,000 | 23-Dec-23 |
| | | |

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: 16 April 2024



**22/242 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS}

\$518,000

Sold Date

04-Dec-23

Distance

0.14km



**5/19-21 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  -

Sold Price

\$480,000

Sold Date

23-Dec-23

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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