

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

8/238 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2020

to

30 Nov 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

2/125 Lindrum Road Frankston VIC 3199	\$500,000	22-Oct-21
3/1A Lee Street Frankston VIC 3199	\$504,800	02-Sep-21
3/41 Glenview Crescent Frankston VIC 3199	\$551,250	08-Oct-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: 20 December 2021



2/125 Lindrum Road Frankston VIC 3199

Sold Price

^{RS}

\$500,000

Sold Date

22-Oct-21

 2

 1

 2

Distance

0.16km



3/1A Lee Street Frankston VIC 3199

Sold Price

\$504,800

Sold Date

02-Sep-21

 2

 1

 1

Distance

0.41km



3/41 Glenview Crescent Frankston VIC 3199

Sold Price

\$551,250

Sold Date

08-Oct-21

 2

 1

 1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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