

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

22/242 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

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

4/256 CRANBOURNE ROAD FRANKSTON VIC 3199	\$495,000	06-Oct-23
2/36 SCREEN STREET FRANKSTON VIC 3199	\$505,000	19-Aug-23
12A HOLMES STREET FRANKSTON VIC 3199	\$510,000	29-Aug-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: 20 November 2023



**4/256 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS}

\$495,000

Sold Date

06-Oct-23

Distance

0.09km



**2/36 SCREEN STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

^{RS} **\$505,000**

Sold Date

19-Aug-23

Distance

1.37km



**12A HOLMES STREET FRANKSTON
VIC 3199**

 2  1  2

Sold Price

^{RS}

\$510,000

Sold Date

29-Aug-23

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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