

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	25 Derna Crescent Frankston, 3199
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$580,000 & \$638,000
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### Median sale price

Median price	\$742,500	Property Type	HOUSE	Suburb	FRANKSTON
Period - From	01-Aug-2023	to	31-Jul-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	19 BERBERIS CRESCENT FRANKSTON VIC 3199	\$635,000	18-May-2024
2	7 VANESSA COURT FRANKSTON VIC 3199	\$675,000	07-May-2024
3	3 BERBERIS CRESCENT FRANKSTON VIC 3199	\$550,000	18-Jun-2024

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