

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

3/90 NURSERY 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 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

9/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199	515000	20-Jun-24
5/25-27 ASHLEIGH AVENUE FRANKSTON VIC 3199	535000	13-Jun-24
6/33 DEANE STREET FRANKSTON VIC 3199	470000	04-Sep-24

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 2024



**9/311-317 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price

515000

Sold Date **20-Jun-24**

Distance **1.12km**



**5/25-27 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price

535000

Sold Date **13-Jun-24**

Distance **0.92km**



**6/33 DEANE STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

470000

Sold Date **04-Sep-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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