

## 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

1/1A LEE STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$515,000

or range  
between

&

### 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

10/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$510,000	02-Feb-24
1/51 KENILWORTH AVENUE FRANKSTON VIC 3199	\$505,000	21-Mar-24
22/242 CRANBOURNE ROAD FRANKSTON VIC 3199	\$518,000	04-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: 09 April 2024


**10/33-35 CRANBOURNE ROAD  
FRANKSTON VIC 3199**
 2    1    1

Sold Price      **\$510,000**   Sold Date   **02-Feb-24**

Distance      **1.96km**

**1/51 KENILWORTH AVENUE  
FRANKSTON VIC 3199**
 2    1    2

Sold Price      <sup>RS</sup> **\$505,000** <sup>UN</sup>   Sold Date   **21-Mar-24**

Distance      **0.59km**

**22/242 CRANBOURNE ROAD  
FRANKSTON VIC 3199**
 2    1    1

Sold Price      <sup>RS</sup> **\$518,000**   Sold Date   **04-Dec-23**

Distance      **0.45km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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