

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

8/33-35 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2020

to

30 Jun 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

1/72 High Street Frankston VIC 3199	\$430,000	27-May-21
6/6 Nursery Avenue Frankston VIC 3199	\$455,000	17-May-21
5/5-9 Sheridan Avenue Frankston VIC 3199	\$475,000	28-Apr-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: 15 July 2021



1/72 High Street Frankston VIC 3199

2 1 1

Sold Price **\$430,000** Sold Date **27-May-21**

Distance **0.57km**

Notes from your agent

Freshly painted. New kitchen



6/6 Nursery Avenue Frankston VIC 3199

2 1 1

Sold Price **\$455,000** Sold Date **17-May-21**

Distance **1km**



5/5-9 Sheridan Avenue Frankston VIC 3199

2 1 1

Sold Price **\$475,000** Sold Date **28-Apr-21**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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