

## 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

6 OAKLANDS CRESCENT 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

or range  
between

\$560,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Dec 2022

to

30 Nov 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 3 FRANCIS STREET FRANKSTON VIC 3199 | \$625,000 | 31-Aug-23 |
| 1 WOORILLA COURT FRANKSTON VIC 3199 | \$627,000 | 04-Sep-23 |
| 8 HUDSON AVENUE FRANKSTON VIC 3199  | \$580,000 | 06-Jul-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: 05 December 2023



**3 FRANCIS STREET FRANKSTON  
VIC 3199**

3 1 1

Sold Price

**\$625,000**

Sold Date

**31-Aug-23**

Distance

**0.52km**



**1 WOORILLA COURT FRANKSTON  
VIC 3199**

3 1 1

Sold Price

**\$627,000**

Sold Date

**04-Sep-23**

Distance

**0.59km**



**8 HUDSON AVENUE FRANKSTON  
VIC 3199**

3 1 1

Sold Price

**\$580,000**

Sold Date

**06-Jul-23**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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