

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

4/256 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

\$495,000

&

\$532,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

2/38-40 LINDRUM ROAD FRANKSTON VIC 3199	\$529,000	16-May-23
12/256 CRANBOURNE ROAD FRANKSTON VIC 3199	\$542,000	17-Mar-23
2/41 GLENVIEW CRESCENT FRANKSTON VIC 3199	\$507,000	04-May-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: 04 September 2023


**2/38-40 LINDRUM ROAD
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$529,000** Sold Date **16-May-23**

Distance **0.79km**

**12/256 CRANBOURNE ROAD
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$542,000** Sold Date **17-Mar-23**

Distance **0.04km**

**2/41 GLENVIEW CRESCENT
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$507,000** Sold Date **04-May-23**

Distance **0.75km**
RS = Recent sale

UN = Undisclosed Sale

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