

## 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

18 FLEETWOOD CRESCENT FRANKSTON SOUTH 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

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2023

to

29 Feb 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

20 BRUARONG CRESCENT FRANKSTON SOUTH VIC 3199

\$975,000

21-Nov-23

17A RONALD AVENUE FRANKSTON SOUTH VIC 3199

\$1,000,000

05-Feb-24

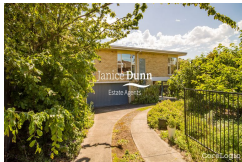
OR

**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: 26 March 2024


**20 BRUARONG CRESCENT  
FRANKSTON SOUTH VIC 3199**
 4    -    -

Sold Price   **\$975,000**   Sold Date   **21-Nov-23**

Distance   **0.42km**

**17A RONALD AVENUE  
FRANKSTON SOUTH VIC 3199**
 4    2    2

Sold Price   <sup>RS</sup> **\$1,000,000** <sup>UN</sup>   Sold Date   **05-Feb-24**

Distance   **0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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