

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

9/33-35 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

3/22 LEONARD STREET FRANKSTON VIC 3199	\$495,000	05-Nov-22
3/33 HILLCREST ROAD FRANKSTON VIC 3199	\$515,000	13-Dec-22
27/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$536,200	14-Oct-22

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: 03 March 2023



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**3/22 LEONARD STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$495,000** Sold Date **05-Nov-22**

Distance **1.15km**

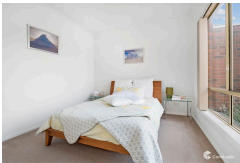


**3/33 HILLCREST ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$515,000** Sold Date **13-Dec-22**

Distance **1.5km**



**27/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$536,200** Sold Date **14-Oct-22**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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