

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

18/311-317 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,300

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2018

to

30 Nov 2019

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

19/256 Cranbourne Road Frankston VIC 3199	\$429,950	29-May-19
21/256 Cranbourne Road Frankston VIC 3199	\$429,100	15-Jun-18
9/242 Cranbourne Road Frankston VIC 3199	\$400,000	12-Mar-19

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 December 2019



19/256 Cranbourne Road Frankston VIC 3199

Sold Price

\$429,950

Sold Date

29-May-19



3



1



2

Distance

0.55km



21/256 Cranbourne Road Frankston VIC 3199

Sold Price

\$429,100

Sold Date

15-Jun-18



2



1



1

Distance

0.57km



9/242 Cranbourne Road Frankston VIC 3199

Sold Price

\$400,000

Sold Date

12-Mar-19



3



1



1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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