

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

23/311-317 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)

\$520,000

&

\$570,000

Median sale price

Median Price

\$553,125

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic



Comparable property sales

These are the 9 properties sold within 4 kilometres of the property for sale in the last 4 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

3/154-156 Cranbourne Road, Frankston	 2  1  1	\$520,000	28-Oct-22
2/25-25A Hill Street, Frankston	 2  1  1	\$520,000	21-Sep-22
57/210 Cranbourne-Frankston Road, Langwarrin	 2  1  1	\$520,000	30-Aug-22
36/15 Peninsula Crescent, Langwarrin	 2  1  1	\$526,070	13-Oct-22
5/8 Hill Street, Frankston	 3  1  1	\$535,000	03-Oct-22
27/85 Ashleigh Avenue, Frankston	 2  1  1	\$536,200	14-Oct-22
1/15 Colin Avenue, Frankston	 2  1  1	\$541,500	14-Nov-22
59/95 Asheligh Avenue, Frankston	 3  1  1	\$545,000	24-Aug-22
5/2 Allington Place, Langwarrin	 3  1  1	\$560,000	17-Oct-22

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This Statement of Information was prepared on: 05 December 2022