

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 LUCERNE CRESCENT, FRANKSTON,



## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$750,000 to \$825,000**

Provided by: Brooke Wegener, Ray White Frankston

## MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

**\$733,000**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



71 LUCERNE CRES, FRANKSTON, VIC 3199



Sale Price

**\$850,000**

Sale Date: 19/08/2024

Distance from Property: 390m



70 CARRAMAR DR, FRANKSTON, VIC 3199



Sale Price

**\*\$785,000**

Sale Date: 20/12/2024

Distance from Property: 719m



34 PEMBROKE AVE, FRANKSTON, VIC 3199



Sale Price

**\$770,000**

Sale Date: 22/07/2024

Distance from Property: 271m



This report has been compiled on 11/01/2025 by Ray White Frankston. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 12 LUCERNE CRESCENT, FRANKSTON, VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$750,000 to \$825,000

### Median sale price

Median price: \$733,000 Property type: House Suburb: FRANKSTON  
Period: 01 January 2024 to 31 December 2024 Source: pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
71 LUCERNE CRES, FRANKSTON, VIC 3199	\$850,000	19/08/2024
70 CARRAMAR DR, FRANKSTON, VIC 3199	*\$785,000	20/12/2024
34 PEMBROKE AVE, FRANKSTON, VIC 3199	\$770,000	22/07/2024

This Statement of Information was prepared on: 11/01/2025