

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

2/65 Taketa Crescent 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2019

to

31 May 2020

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

18/311-317 Cranbourne Road Frankston VIC 3199	\$415,000	24-Jan-20
5/10 Wingham Court Frankston VIC 3199	\$435,000	28-Nov-19
11/51 Cranbourne-Frankston Road Langwarrin VIC 3910	\$416,250	11-Feb-20

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: 01 June 2020



**18/311-317 Cranbourne Road
Frankston VIC 3199**

 2  1  1

Sold Price **\$415,000** Sold Date **24-Jan-20**

Distance **0.72km**



5/10 Wingham Court Frankston VIC 3199

 2  1  2

Sold Price **\$435,000** Sold Date **28-Nov-19**

Distance **1.87km**



**11/51 Cranbourne-Frankston Road
Langwarrin VIC 3910**

 2  1  1

Sold Price **\$416,250** Sold Date **11-Feb-20**

Distance **0.88km**

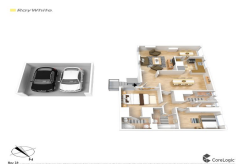


9/190 Karingal Drive Frankston VIC 3199

 2  1  1

Sold Price **\$405,000** Sold Date **28-Sep-19**

Distance **0.34km**



9A Elenya Court Frankston VIC 3199

 2  2  2

Sold Price **\$410,000** Sold Date **19-Nov-19**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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