

# STATEMENT OF INFORMATION

174 CRANBOURNE ROAD, FRANKSTON, VIC 3199

PREPARED BY JUAN MERCHAN, UFIRST REAL ESTATE, PHONE: 0425 728 670

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**174 CRANBOURNE ROAD, FRANKSTON,**

3 1 2

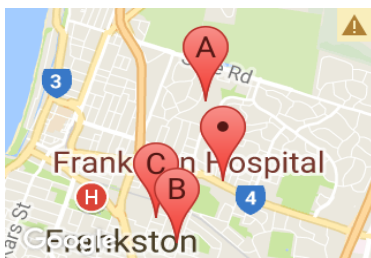
### Indicative Selling Price

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

**Price Range: \$440,000 to \$480,000**

Provided by: Juan Merchan, Ufirst Real Estate

## MEDIAN SALE PRICE



**FRANKSTON, VIC, 3199**

Suburb Median Sale Price (Unit)

**\$360,500**

01 October 2016 to 30 September 2017

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 agent's representative considers to be most comparable to the property for sale.



**36/95 ASHLEIGH AVE, FRANKSTON, VIC**

3 1 1

Sale Price

**\*\$420,000**

Sale Date: 04/08/2017

Distance from Property: 1.2km



**1/19 HILLCREST RD, FRANKSTON, VIC**

3 1 2

Sale Price

**\$431,000**

Sale Date: 01/08/2017

Distance from Property: 1.1km



**3/3 BEACONSFIELD AVE, FRANKSTON, VIC**

3 1 1

Sale Price

**\$472,000**

Sale Date: 25/07/2017

Distance from Property: 1km



This report has been compiled on 12/11/2017 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2017 - [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

Property offered for sale

Address  
Including suburb and  
postcode

174 CRANBOURNE ROAD, FRANKSTON, VIC 3199

Indicative selling price

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Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$360,500

House

Unit

X

Suburb

FRANKSTON

Period

01 October 2016 to 30 September 2017

Source



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 agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
36/95 ASHLEIGH AVE, FRANKSTON, VIC 3199	*\$420,000	04/08/2017
1/19 HILLCREST RD, FRANKSTON, VIC 3199	\$431,000	01/08/2017
3/3 BEACONSFIELD AVE, FRANKSTON, VIC 3199	\$472,000	25/07/2017