

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

4/23 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2020

to

30 Apr 2021

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

3/23 Cranbourne Road Frankston VIC 3199	\$305,000	24-Feb-21
1/27 Finlay Street Frankston VIC 3199	\$305,000	18-Jan-21
5/6 Nolan Street Frankston VIC 3199	\$317,000	21-Nov-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: 19 May 2021


3/23 Cranbourne Road Frankston VIC 3199

1 1 1

Sold Price

\$305,000

Sold Date

24-Feb-21

Distance

0.01km

1/27 Finlay Street Frankston VIC 3199

1 1 1

Sold Price

Sold Date

18-Jan-21

Distance

0.8km

5/6 Nolan Street Frankston VIC 3199

1 1 1

Sold Price

\$317,000

Sold Date

21-Nov-20

Distance

1.02km
RS = Recent sale

UN = Undisclosed Sale

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