

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

89 LUCERNE 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 2023

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

12 WILBRAHAM COURT FRANKSTON VIC 3199	\$680,888	22-Sep-23
2 ALMORA CLOSE FRANKSTON VIC 3199	\$665,000	22-Nov-23
98 KARINGAL DRIVE FRANKSTON VIC 3199	\$666,770	07-Oct-23

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: 28 November 2023



**12 WILBRAHAM COURT
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$680,888** Sold Date **22-Sep-23**

Distance **0.22km**



**2 ALMORA CLOSE FRANKSTON
VIC 3199**

 3  1  2

Sold Price ^{RS} **\$665,000** Sold Date **22-Nov-23**

Distance **0.68km**



**98 KARINGAL DRIVE FRANKSTON
VIC 3199**

 4  1  2

Sold Price **\$666,770** Sold Date **07-Oct-23**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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