

## 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

5/94 HILLCREST ROAD FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2022

to

30 Apr 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2/11 RESERVOIR ROAD FRANKSTON VIC 3199 | \$685,000 | 22-Feb-23 |
| 2/38 SCREEN STREET FRANKSTON VIC 3199  | \$710,000 | 21-Dec-22 |
| 11/5 CRATHIE COURT FRANKSTON VIC 3199  | \$715,000 | 04-Jan-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.~~

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**2/11 RESERVOIR ROAD  
FRANKSTON VIC 3199**

3 2 2

Sold Price

**\$685,000**

Sold Date

**22-Feb-23**

Distance

**0.75km**



**2/38 SCREEN STREET FRANKSTON  
VIC 3199**

3 2 1

Sold Price

**\$710,000**

Sold Date

**21-Dec-22**

Distance

**0.57km**



**11/5 CRATHIE COURT FRANKSTON  
VIC 3199**

3 2 1

Sold Price

**\$715,000**

Sold Date

**04-Jan-23**

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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