

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

9/238 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

*House

*Unit

X

Suburb

Frankston

Period-from

01 Jun 2018

to

31 May 2019

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

4/16-17 Bloom Street Frankston VIC 3199	\$440,000	08-Dec-18
2/64 Lardner Road Frankston VIC 3199	\$415,000	25-Sep-18
30/2 Spray Street Frankston VIC 3199	\$425,000	15-Mar-19

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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4/16-17 Bloom Street Frankston VIC 3199

Sold Price

\$440,000

Sold Date **08-Dec-18**

 3  1  1

Distance **1.25km**



2/64 Lardner Road Frankston VIC 3199

Sold Price

\$415,000

Sold Date **25-Sep-18**

 3  1  1

Distance **1.43km**



30/2 Spray Street Frankston VIC 3199

Sold Price

^{RS} **\$425,000**

Sold Date **15-Mar-19**

 3  1  1

Distance **2.47km**

RS = Recent sale

UN = Undisclosed Sale

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