

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

3/17 HILLCREST 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 2024

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

1/210 HEATHERHILL ROAD FRANKSTON VIC 3199	\$630,000	06-Nov-24
1/39 JACANA AVENUE FRANKSTON VIC 3199	\$605,500	11-Oct-24
2/16 LAUTREC STREET FRANKSTON VIC 3199	\$640,000	07-Nov-24

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: 10 December 2024



**1/210 HEATHERHILL ROAD
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$630,000** Sold Date **06-Nov-24**

Distance **1.61km**



**1/39 JACANA AVENUE
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$605,500** Sold Date **11-Oct-24**

Distance **1.77km**



**2/16 LAUTREC STREET
FRANKSTON VIC 3199**

 3  2  1

Sold Price ^{RS} **\$640,000** Sold Date **07-Nov-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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