

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

9 MOUNT ERIN CRESCENT FRANKSTON SOUTH 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

\$950,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2022

to

31 Mar 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

27 BLAXLAND AVENUE FRANKSTON SOUTH VIC 3199	\$1,060,000	03-Feb-23
10 GUILDFORD CLOSE FRANKSTON VIC 3199	\$1,000,000	05-Mar-23
228 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$1,000,000	10-Dec-22

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: 05 April 2023

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**27 BLAXLAND AVENUE
 FRANKSTON SOUTH VIC 3199**

4 2 4

Sold Price **\$1,060,000** Sold Date **03-Feb-23**

Distance **0.42km**

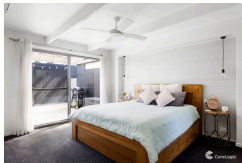


**10 GUILDFORD CLOSE
 FRANKSTON VIC 3199**

4 2 3

Sold Price ^{RS} **\$1,000,000** Sold Date **05-Mar-23**

Distance **0.49km**



**228 FRANKSTON-FLINDERS ROAD
 FRANKSTON SOUTH VIC 3199**

4 2 4

Sold Price **\$1,000,000** Sold Date **10-Dec-22**

Distance **0.87km**

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

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