

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

5A Cricklewood Avenue 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

\$495,000

&

\$535,000

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

69/85 Ashleigh Avenue Frankston VIC 3199	\$515,000	10-Apr-19
51/85 Ashleigh Avenue Frankston VIC 3199	\$530,000	26-Jan-19
1B Burns Street Frankston VIC 3199	\$565,000	25-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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69/85 Ashleigh Avenue Frankston VIC 3199

Sold Price

\$515,000

Sold Date

10-Apr-19



3



2



2

Distance

1.41km



51/85 Ashleigh Avenue Frankston VIC 3199

Sold Price

\$530,000

Sold Date

26-Jan-19



3



2



2

Distance

1.48km



1B Burns Street Frankston VIC 3199

Sold Price

\$565,000

Sold Date

25-Mar-19



3



2



2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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