

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

2/25 OLYMPIC 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

22/242 CRANBOURNE ROAD FRANKSTON VIC 3199	\$518,000	04-Dec-23
4/256 CRANBOURNE ROAD FRANKSTON VIC 3199	\$495,000	22-Sep-23
3/18 HILL STREET FRANKSTON VIC 3199	\$525,000	10-Nov-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.~~

This Statement of Information was prepared on: 09 February 2024



**22/242 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

RS

\$518,000

Sold Date **04-Dec-23**

Distance **0.63km**



**4/256 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$495,000

Sold Date **22-Sep-23**

Distance **0.69km**



3/18 HILL STREET FRANKSTON VIC 3199

 2  1  2

Sold Price

\$525,000

Sold Date **10-Nov-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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