

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

1/33 HILL STREET 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 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

12/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199	\$490,000	03-May-23
1/238 CRANBOURNE ROAD FRANKSTON VIC 3199	\$510,000	17-Jan-23
23/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199	\$545,000	11-Jan-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: 13 June 2023


**12/311-317 CRANBOURNE ROAD
FRANKSTON VIC 3199**
 3  1  2

Sold Price

^{RS} **\$490,000** Sold Date **03-May-23**

Distance **1.79km**

**1/238 CRANBOURNE ROAD
FRANKSTON VIC 3199**
 3  1  1

Sold Price

^{RS} **\$510,000** Sold Date **17-Jan-23**

Distance **1.23km**

**23/311-317 CRANBOURNE ROAD
FRANKSTON VIC 3199**
 3  1  2

Sold Price

^{RS} **\$545,000** Sold Date **11-Jan-23**

Distance **1.81km**
RS = Recent sale

UN = Undisclosed Sale

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