

## 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

14 GRIMWADE CRESCENT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

4 GAVAN COURT FRANKSTON VIC 3199	\$845,000	20-Jul-24
24 SANDPIPER PLACE FRANKSTON VIC 3199	\$825,000	02-Jul-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: 09 October 2024

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**4 GAVAN COURT FRANKSTON VIC 3199** Sold Price **\$845,000** Sold Date **20-Jul-24** 3  2  1Distance **0.47km****24 SANDPIPER PLACE FRANKSTON VIC 3199** Sold Price **\$825,000** Sold Date **02-Jul-24** 4  2  2Distance **2.01km****RS** = Recent sale**UN** = Undisclosed Sale

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