

## 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

1/25 CRANBOURNE ROAD FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$399,000

&

\$438,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

1/26 JAMES STREET FRANKSTON VIC 3199	\$420,000	03-Jul-23
3/26 JAMES STREET FRANKSTON VIC 3199	\$400,000	22-Sep-23
6/11 LEWIS STREET FRANKSTON VIC 3199	\$410,000	12-Aug-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: 29 November 2023



**1/26 JAMES STREET FRANKSTON  
VIC 3199**

 2  1  3

Sold Price

**\$420,000**

Sold Date

**03-Jul-23**

Distance

**0.5km**



**3/26 JAMES STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$400,000**

Sold Date

**22-Sep-23**

Distance

**0.52km**



**6/11 LEWIS STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date

**12-Aug-23**

Distance

**0.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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