

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

1/92 HILLCREST ROAD 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

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

5/1A LEE STREET FRANKSTON VIC 3199	\$495,000	16-Apr-24
1/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199	\$517,000	11-Apr-24
1/1A LEE STREET FRANKSTON VIC 3199	\$526,500	22-Apr-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: 19 June 2024



5/1A LEE STREET FRANKSTON VIC 3199

Sold Price

\$495,000

Sold Date

16-Apr-24

3 1 1

Distance

0.35km



1/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199

Sold Price

\$517,000

Sold Date

11-Apr-24

3 1 3

Distance

1.28km



1/1A LEE STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$526,500**

Sold Date

22-Apr-24

3 1 1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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