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

10/15-19 CRICKLEWOOD 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	\$420,000	&	\$460,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$510,000	Property type		Unit		Suburb	Frankston
Period-from	01 Oct 2022	to	30 Sep 2	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.

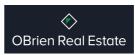
Address of comparable property	Price	Date of sale	_
14/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$458,000	10-Feb-23	
2/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$433,000	07-Jan-23	
7/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$420,000	19-Feb-23	

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: 23 October 2023





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14/15-19 CRICKLEWOOD AVENUE Sold Price **FRANKSTON VIC 3199**

\$458,000 Sold Date 10-Feb-23

0.02km

□ 2 <u>-</u> **⇔** -

Distance



2/15-19 CRICKLEWOOD AVENUE **FRANKSTON VIC 3199**

Sold Price

\$433,000 Sold Date **07-Jan-23**

= 2 ₾ 1 Distance

0.02km



7/15-19 CRICKLEWOOD AVENUE **FRANKSTON VIC 3199**

Sold Price

\$420,000 Sold Date 19-Feb-23

= 2

₽ 1

□ 1

Distance 0.05km

RS = Recent sale

UN = Undisclosed Sale

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