

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

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 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



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

 2  -  -

Sold Price

\$458,000

Sold Date

10-Feb-23

Distance

0.02km



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

 2  1  1

Sold Price

\$433,000

Sold Date

07-Jan-23

Distance

0.02km



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

 2  1  1

Sold Price

\$420,000

Sold Date

19-Feb-23

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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