

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

10/33-35 CRANBOURNE 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

\$490,000

&

\$539,000

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

1/39-41 QUEEN STREET FRANKSTON VIC 3199	\$503,000	26-Jun-23
2/36 SCREEN STREET FRANKSTON VIC 3199	\$505,000	19-Aug-23
27 LARDNER ROAD FRANKSTON VIC 3199	\$510,000	22-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: 01 November 2023



**1/39-41 QUEEN STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$503,000** Sold Date **26-Jun-23**

Distance **0.83km**



**2/36 SCREEN STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$505,000** Sold Date **19-Aug-23**

Distance **1.51km**



**27 LARDNER ROAD FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$510,000** Sold Date **22-Aug-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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