

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

1A/35-37 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

5/2 SPRAY STREET FRANKSTON VIC 3199	\$515,000	09-Dec-23
3/18 HILL STREET FRANKSTON VIC 3199	\$525,000	10-Nov-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 January 2024



**5/2 SPRAY STREET FRANKSTON
VIC 3199**

 3  1  2

Sold Price

^{RS}

\$515,000

Sold Date **09-Dec-23**

Distance **2.39km**



**3/18 HILL STREET FRANKSTON VIC
3199**

 2  1  2

Sold Price

\$525,000

Sold Date **10-Nov-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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