

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

2/8 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

7/7-9 RODNEY COURT FRANKSTON VIC 3199	\$451,500	23-Oct-23
2/31-33 LEWIS STREET FRANKSTON VIC 3199	\$416,000	30-Oct-23
13/339-341 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$437,250	29-Feb-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: 15 April 2024



**7/7-9 RODNEY COURT
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$451,500** Sold Date **23-Oct-23**

Distance **0.07km**



**2/31-33 LEWIS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$416,000** Sold Date **30-Oct-23**

Distance **0.31km**



**13/339-341 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$437,250** Sold Date **29-Feb-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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