

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 CRAIG STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

2/35 NURSERY AVENUE FRANKSTON VIC 3199	\$915,000	15-May-23
2B GORDON AVENUE FRANKSTON VIC 3199	\$805,000	14-Jun-23
74 MCMAHONS ROAD FRANKSTON VIC 3199	\$860,000	24-Apr-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: 31 August 2023



**2/35 NURSERY AVENUE
FRANKSTON VIC 3199**

 3  2  2

Sold Price

\$915,000

Sold Date **15-May-23**

Distance **0.07km**



**2B GORDON AVENUE FRANKSTON
VIC 3199**

 3  2  2

Sold Price

^{RS} **\$805,000**

Sold Date **14-Jun-23**

Distance **0.68km**



**74 MCMAHONS ROAD
FRANKSTON VIC 3199**

 3  2  2

Sold Price

\$860,000

Sold Date **24-Apr-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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