

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

3/181 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

1/2 GORDON AVENUE FRANKSTON VIC 3199	\$705,000	17-May-24
1/24 LARDNER ROAD FRANKSTON VIC 3199	\$765,000	07-Feb-24
1B CAMPBELL STREET FRANKSTON VIC 3199	\$670,000	03-May-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: 19 June 2024



**1/2 GORDON AVENUE
FRANKSTON VIC 3199**

3 2 1

Sold Price ^{RS} **\$705,000** Sold Date **17-May-24**

Distance **0.91km**

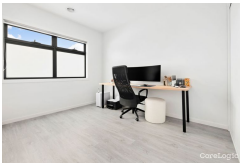


**1/24 LARDNER ROAD FRANKSTON
VIC 3199**

3 2 1

Sold Price **\$765,000** Sold Date **07-Feb-24**

Distance **1.15km**



**1B CAMPBELL STREET
FRANKSTON VIC 3199**

3 2 1

Sold Price ^{RS} **\$670,000** Sold Date **03-May-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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