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

33 OAKLANDS CRESCENT 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	\$750,000	&	\$825,000
Olligic i fice	between	ψ100,000	<u> </u>	Ψ020,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$740,000	Prop	erty type	House		Suburb	Frankston
Period-from	01 May 2023	to	30 Apr 2	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.

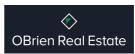
Address of comparable property	Price	Date of sale
1 MASLEN CLOSE FRANKSTON VIC 3199	\$780,000	09-Mar-24
23 GRIMWADE CRESCENT FRANKSTON VIC 3199	\$800,000	13-Mar-24
8 DRYSDALE AVENUE FRANKSTON VIC 3199	\$790,000	10-Apr-24

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: 30 May 2024





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1 MASLEN CLOSE FRANKSTON VIC Sold Price 3199

RS \$780,000 Sold Date 09-Mar-24

Distance 0.33km



23 GRIMWADE CRESCENT **FRANKSTON VIC 3199**

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= 4

Sold Price

> Distance 0.34km



8 DRYSDALE AVENUE FRANKSTON VIC 3199

**\$790,000 UN Sold Date 10-Apr-24 Sold Price

> Distance 0.28km

RS = Recent sale

UN = Undisclosed Sale

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