

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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



**1 MASLEN CLOSE FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date **09-Mar-24**

 4  2  1

Distance **0.33km**



**23 GRIMWADE CRESCENT FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **13-Mar-24**

 3  2  2

Distance **0.34km**



**8 DRYSDALE AVENUE FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$790,000** <sup>UN</sup>

Sold Date **10-Apr-24**

 4  2  2

Distance **0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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