



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	74 DUNSTERVILLE CRESCENT
Suburb & post code	FRANKSTON VICTORIA 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	\$680,000	\$720,000
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Median sale price \$715,000 Real Estate.com.au February 2023-January 2024

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 six 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
89 Lucerne Crescent Frankston	\$681,000	December 2023
8 Melanda Court Frankston	\$695,000	December 2023
75 Lucerne Crescent Frankston	\$690,000	January 2024

This Statement of Information was prepared on: **07/02/2024**