

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 9/311-317 Cranbourne Road, Frankston, VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$470,000

&

\$510,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Frankston (3199)

Period - From

01/05/2023

to

30/04/2024

Source

Corelogic

Comparable property sales

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

5/1A LEE STREET, FRANKSTON VIC 3199	\$495,000	20/04/2024
6/10-12 BLOOM STREET, FRANKSTON VIC 3199	\$500,000	03/03/2024
7/2 CAMPBELL STREET, FRANKSTON VIC 3199	\$510,000	27/03/2024

This Statement of Information was prepared on: 10/05/2024