

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

14/15-19 CRICKLEWOOD AVENUE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 2022

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

2/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$433,000	08-Jan-23
4/33A ORWIL STREET FRANKSTON VIC 3199	\$420,000	09-Aug-22
5/3-5 INGLIS AVENUE FRANKSTON VIC 3199	\$460,000	22-Aug-22

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: 25 January 2023


**2/15-19 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS}
\$433,000

Sold Date

08-Jan-23

Distance

0.04km

**4/33A ORWIL STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$420,000

Sold Date

09-Aug-22

Distance

0.23km

**5/3-5 INGLIS AVENUE FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$460,000

Sold Date

22-Aug-22

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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