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<br>Including suburb and postcode | 3/21 CRANBOURNE ROAD 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 | $450,000 | & | $4,950,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $545,000 | Property type | Unit | Suburb | Frankston |
| Period-from | 01 Apr 2022 | to | 31 Mar 2023 | 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 |
|---|---|---|
| 2/16-18 BURNS STREET FRANKSTON VIC 3199 | $450,000 | 06-Nov-22 |
| 2/77-79 PLAYNE STREET FRANKSTON VIC 3199 | $485,000 | 08-Nov-22 |
| 8/96 CRANBOURNE ROAD FRANKSTON VIC 3199 | $500,000 | 08-Oct-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: 03 April 2023

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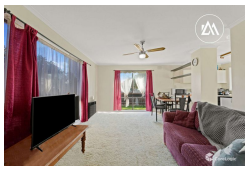

**2/16-18 BURNS STREET FRANKSTON VIC 3199**

2 1 1

Sold Price **$450,000** Sold Date **06-Nov-22**

Distance **0.65km**



**2/77-79 PLAYNE STREET FRANKSTON VIC 3199**

2 1 1

Sold Price **$485,000** Sold Date **08-Nov-22**

Distance **0.06km**



**8/96 CRANBOURNE ROAD FRANKSTON VIC 3199**

2 1 2

Sold Price **$500,000** Sold Date **08-Oct-22**

Distance **0.89km**

**RS** = Recent sale **UN** = Undisclosed Sale

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