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	8/115 WILLOW 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$511,000	Property type	Unit	Suburb	Frankston
Period-from	01 Aug 2023	to	31 Jul 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
17/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199	$510,000	07-Jun-24
9/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199	$515,000	28-Jun-24
1/51 KENILWORTH AVENUE FRANKSTON VIC 3199	$505,000	08-Mar-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: 29 August 2024

OBrien Real Estate

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17/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199

2 1 1

Sold Price RS **$510,000** Sold Date **07-Jun-24**

Distance **0.65km**



9/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199

2 1 1

Sold Price RS **$515,000** Sold Date **28-Jun-24**

Distance **0.7km**



1/51 KENILWORTH AVENUE FRANKSTON VIC 3199

2 1 2

Sold Price **$505,000** Sold Date **08-Mar-24**

Distance **1.49km**

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

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