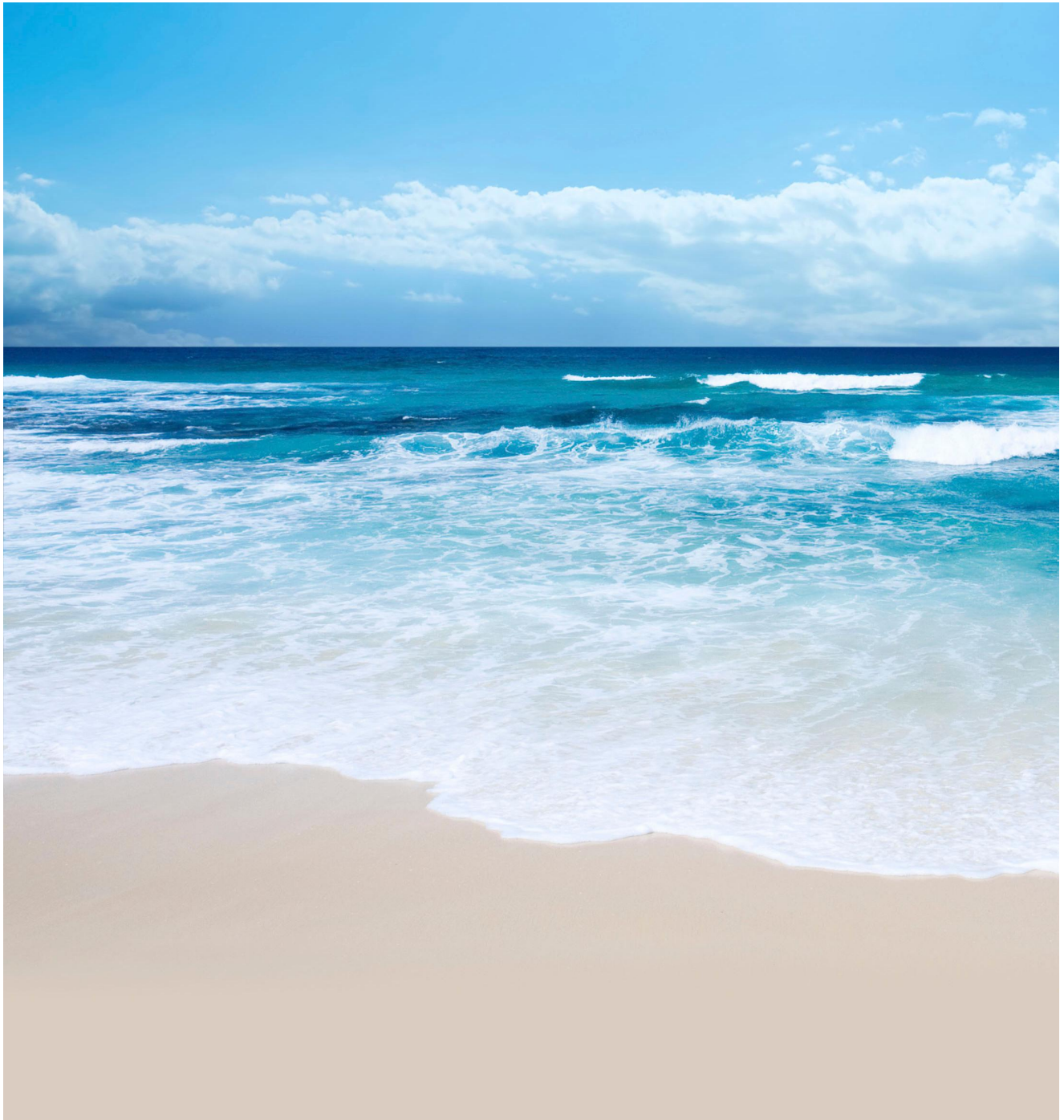




5/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199

Prepared on 29th October 2024

O'BRIEN REAL ESTATE FRANKSTON

474 Nepean Highway
FRANKSTON VIC 3199

Your Property

5/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199

2 

1 

1 

166m² 

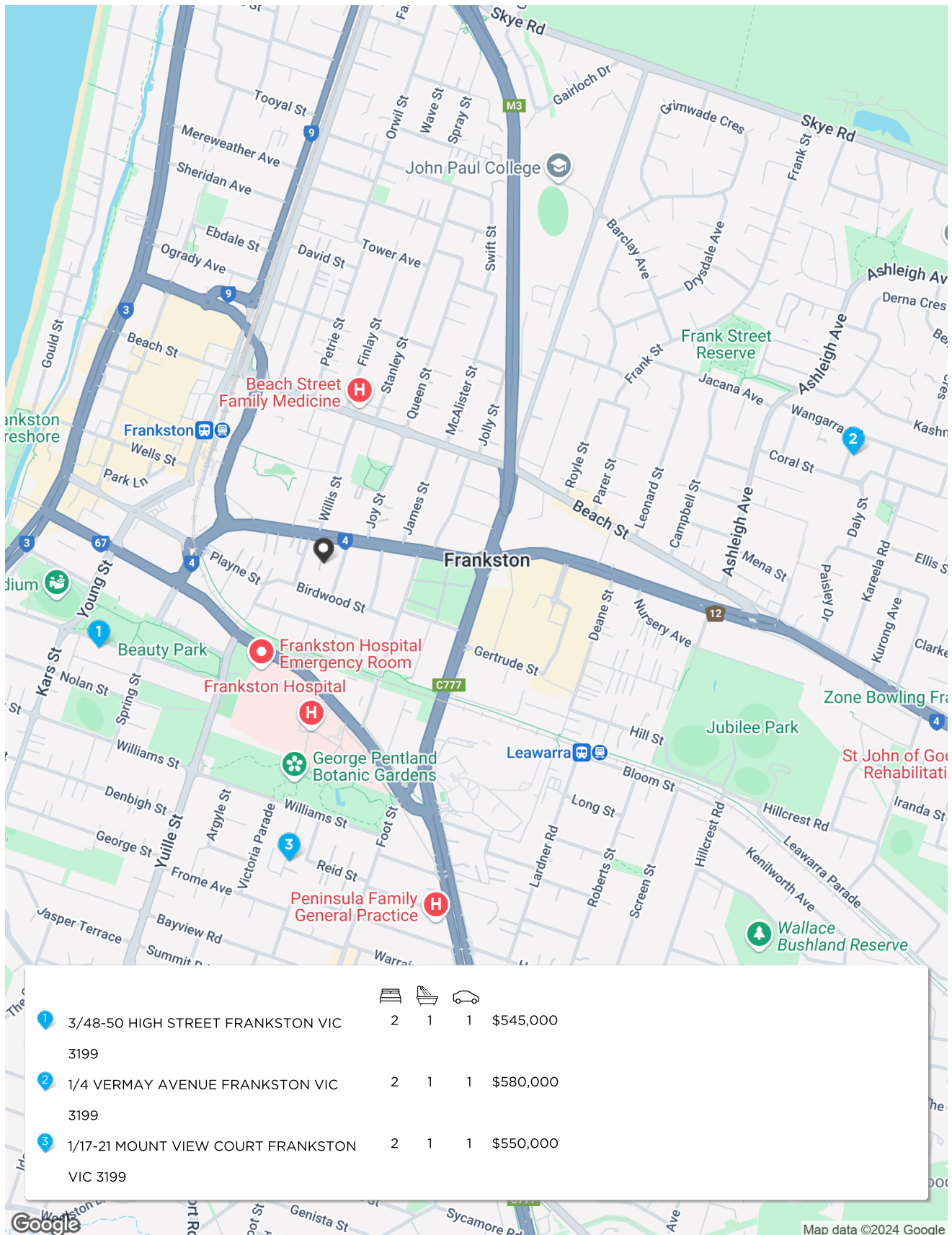
91m² 



Your Property History

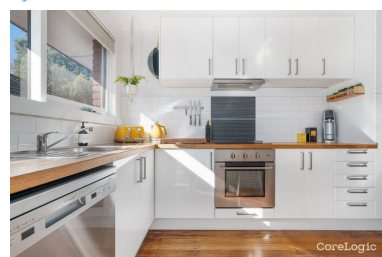
- 16 Oct, 2024** - Listed for sale at \$530,000 - \$580,000
- 7 Apr, 2016** - Listed for rent as Not Disclosed
- 24 Apr, 2014** - Listed for rent as Not Disclosed
- 24 Oct, 2010** - Listed for rent as Not Disclosed
- 25 Aug, 2009** - Listed for rent as Not Disclosed
- 2 Aug, 2006** - Listed for rent as Not Disclosed

Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	3/48-50 HIGH STREET FRANKSTON VIC 3199	Sold ^{RS} \$545,000
	2 1 1 2,233m² 75m² Year Built 1970 DOM 50 Sold Date 20-Sep-24 Distance 0.75km First Listing \$550,000 - \$605,000 Last Listing \$545,000 - \$580,000	
2	1/4 VERMAY AVENUE FRANKSTON VIC 3199	Sold \$580,000
	2 1 1 199m² 88m² Year Built 1980 DOM 72 Sold Date 23-May-24 Distance 1.69km First Listing \$580,000-\$630,000 No active body corporate. Last Listing \$550,000-\$605,000 No active body corporate.	
3	1/17-21 MOUNT VIEW COURT FRANKSTON VIC 3199	Sold ^{RS} \$550,000
	2 1 1 141m² 85m² Year Built 1970 DOM 23 Sold Date 20-Aug-24 Distance 0.94km First Listing \$520,000 - \$570,000 Last Listing \$520,000 - \$570,000	

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

5/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199



Appraisal price range
\$510,000 - \$560,000

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