

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

3/8 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

\$510,000

&

\$561,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 2025

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

5/4 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$500,000	20-Nov-24
2/11 OGRADY AVENUE FRANKSTON VIC 3199	\$550,000	21-Jan-25
5/8 WISEWOULD AVENUE SEAFORD VIC 3198	\$520,000	25-Oct-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: 02 April 2025

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**5/4 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

 2  1  2

Sold Price **\$500,000** Sold Date **20-Nov-24**

Distance **0.04km**



**2/11 OGRADY AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$550,000** Sold Date **21-Jan-25**

Distance **0.46km**



**5/8 WISEWOULD AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$520,000** Sold Date **25-Oct-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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