

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

1/92 Hillcrest 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2018

to

30 Nov 2019

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

9/238 Cranbourne Road Frankston VIC 3199	\$391,300	20-Jun-19
2/43 Lardner Road Frankston VIC 3199	\$425,000	25-Jun-19

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: 20 December 2019



9/238 Cranbourne Road Frankston VIC 3199

 3  1  1

Sold Price

\$391,300

Sold Date

20-Jun-19

Distance

0.74km



2/43 Lardner Road Frankston VIC 3199

 3  1  1

Sold Price

\$425,000

Sold Date

25-Jun-19

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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