

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

1/19-21 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

\$580,000

&

\$630,000

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

1/32-34 ROBERTS STREET FRANKSTON VIC 3199	\$605,000	20-Apr-24
21B HILLCREST ROAD FRANKSTON VIC 3199	\$589,000	29-May-24
2/11 ST JOHNS AVENUE FRANKSTON VIC 3199	\$615,000	28-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: 20 August 2024

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**1/32-34 ROBERTS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$605,000** Sold Date **20-Apr-24**

Distance **0.24km**



**21B HILLCREST ROAD FRANKSTON
VIC 3199**

2 1 1

Sold Price ^{RS} **\$589,000** Sold Date **29-May-24**

Distance **0.02km**



**2/11 ST JOHNS AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$615,000** Sold Date **28-Mar-24**

Distance **0.32km**

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

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