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	2/15-19 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	Unit	Suburb	Frankston
Period-from	01 Jan 2022	to	31 Dec 2022	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
2/16 NOLAN STREET FRANKSTON VIC 3199	$445,000	01-Oct-22
4/6 MEREWEATHER AVENUE FRANKSTON VIC 3199	$440,000	29-Jul-22
1/6 ALVINA COURT FRANKSTON VIC 3199	$437,000	17-Sep-22

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: 05 January 2023

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2/16 NOLAN STREET FRANKSTON VIC 3199

1 1 1

Sold Price **$445,000** Sold Date **01-Oct-22**

Distance **1.91km**



4/6 MEREWEATHER AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price **$440,000** Sold Date **29-Jul-22**

Distance **0.62km**



1/6 ALVINA COURT FRANKSTON VIC 3199

2 1 1

Sold Price **$437,000** Sold Date **17-Sep-22**

Distance **0.19km**

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

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