

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/1A LEE STREET, FRANKSTON, VIC 3199  2  1  1

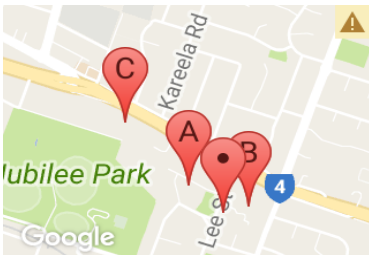
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$350K to \$380K

Provided by: Peter Dodd, Austin Professionals

SUBURB MEDIAN



FRANKSTON, VIC, 3199

Suburb Median Sale Price (Unit)

\$361,000

01 January 2017 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/90 NURSERY AVE, FRANKSTON, VIC 3199  2  1  1

Sale Price

\$357,000

Sale Date: 10/04/2017

Distance from Property: 150m



16/1 LEE ST, FRANKSTON, VIC 3199  2  1  1

Sale Price

***\$355,000**

Sale Date: 01/03/2017

Distance from Property: 83m



3/61 NURSERY AVE, FRANKSTON, VIC 3199  2  -  2

Sale Price

\$375,000

Sale Date: 09/01/2017

Distance from Property: 454m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/1A LEE STREET, FRANKSTON, VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$350K to \$380K

Median sale price

Median price

\$361,000

House

Unit

X

Suburb

FRANKSTON

Period

01 January 2017 to 31 March 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1/90 NURSERY AVE, FRANKSTON, VIC 3199	\$357,000	10/04/2017
16/1 LEE ST, FRANKSTON, VIC 3199	*\$355,000	01/03/2017
3/61 NURSERY AVE, FRANKSTON, VIC 3199	\$375,000	09/01/2017