

# 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

1/57 Bayview Road, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$670,000 Property Type Townhouse Suburb Frankston

Period - From 24/06/2022 to 23/06/2023 Source REIV

### 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 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	14 Warringa Rd FRANKSTON 3199	\$765,000	24/05/2023
2	39 Summit Rd FRANKSTON 3199	\$757,000	17/05/2023
3	1/17 Foot St FRANKSTON 3199	\$715,000	12/04/2023

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 six months.~~

This Statement of Information was prepared on:

24/06/2023 12:19



3 1 1

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 293 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Townhouse Price**  
24/06/2022 - 23/06/2023: \$670,000

## Comparable Properties



**14 Warringa Rd FRANKSTON 3199 (REI)**

**Agent Comments**

3 1 1

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 24/05/2023  
**Property Type:** House  
**Land Size:** 317 sqm approx



**39 Summit Rd FRANKSTON 3199 (REI)**

**Agent Comments**

3 2 2

**Price:** \$757,000  
**Method:** Private Sale  
**Date:** 17/05/2023  
**Property Type:** House  
**Land Size:** 444 sqm approx



**1/17 Foot St FRANKSTON 3199 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 12/04/2023  
**Property Type:** Unit  
**Land Size:** 302 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216