



3   2   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$430,000  
**Median Unit Price**  
Year ending June 2017: \$360,500

## Comparable Properties

**5/24 Robinia St FRANKSTON 3199 (VG)**

**Agent Comments**

3   -   -

**Price:** \$450,000  
**Method:** Sale  
**Date:** 23/01/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**1/15 Genista St FRANKSTON SOUTH 3199 (REI/VG)**

**Agent Comments**

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**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 06/03/2017  
**Rooms:** 4  
**Property Type:** Unit



**1/238 Cranbourne Rd FRANKSTON 3199 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$411,000  
**Method:** Private Sale  
**Date:** 20/04/2017  
**Rooms:** -  
**Property Type:** Unit

## 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

10/12-14 Hill Street, 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 \$400,000

&amp;

\$430,000

## Median sale price

Median price \$360,500

Unit

X

Suburb

Frankston

Period - From 01/07/2016

to

30/06/2017

Source

REIV

## Comparable property sales

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
5/24 Robinia St FRANKSTON 3199	\$450,000	23/01/2017
1/15 Genista St FRANKSTON SOUTH 3199	\$430,000	06/03/2017
1/238 Cranbourne Rd FRANKSTON 3199	\$411,000	20/04/2017