

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

1/7 St Johns Avenue, Frankston Vic 3199

Indicative selling price

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

Range between

\$490,000

&

\$525,000

Median sale price

Median price

\$588,000

Property Type

Unit

Suburb

Frankston

Period - From

01/10/2021

to

31/12/2021

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	1/33 Hillcrest Rd FRANKSTON 3199	\$510,000	31/01/2022
2	3/1a Lee St FRANKSTON 3199	\$504,800	28/09/2021
3	2/125 Lindrum Rd FRANKSTON 3199	\$500,000	22/10/2021

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:

20/02/2022 19:44



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price

\$490,000 - \$525,000

Median Unit Price

December quarter 2021: \$588,000

Comparable Properties



1/33 Hillcrest Rd FRANKSTON 3199 (REI)

Agent Comments

2 1 4

Price: \$510,000
Method: Private Sale
Date: 31/01/2022
Property Type: Unit
Land Size: 283 sqm approx



3/1a Lee St FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$504,800
Method: Private Sale
Date: 28/09/2021
Property Type: Unit
Land Size: 266 sqm approx



2/125 Lindrum Rd FRANKSTON 3199 (REI/VG) **Agent Comments**

2 1 2

Price: \$500,000
Method: Private Sale
Date: 22/10/2021
Property Type: Unit

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