

## 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

2/10 Spray 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 \$280,000 & \$300,000

#### Median sale price

Median price \$439,000 House Unit X Suburb Frankston

Period - From 01/04/2018 to 31/03/2019 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	1/124 Cranbourne Rd FRANKSTON 3199	\$330,000	22/02/2019
2	8/15 Fairway St FRANKSTON 3199	\$320,000	26/02/2019
3	1/8 Carder Av SEAFORD 3198	\$285,000	17/12/2018

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.



**Rooms:**  
**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$280,000 - \$300,000

**Median Unit Price**

Year ending March 2019: \$439,000

## Comparable Properties



**1/124 Cranbourne Rd FRANKSTON 3199 (VG)** Agent Comments



**Price:** \$330,000  
**Method:** Sale  
**Date:** 22/02/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**8/15 Fairway St FRANKSTON 3199 (VG)** Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 26/02/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**1/8 Carder Av SEAFORD 3198 (VG)** Agent Comments



**Price:** \$285,000  
**Method:** Sale  
**Date:** 17/12/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)