

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

37 Williams Street, Frankston Vic 3199

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$616,000

House

X

Unit

Suburb Frankston

Period - From 01/07/2017

to

30/09/2017

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	3 Diosma Ct FRANKSTON SOUTH 3199	\$1,155,000	26/08/2017
2	72 Williams St FRANKSTON 3199	\$1,025,000	14/10/2017
3	76a High St FRANKSTON 3199	\$860,000	05/09/2017

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.



3
 1
 1

Rooms: 1

Property Type: House (Previously Occupied - Detached)

Land Size: 1,244.7 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2017: \$616,000

Comparable Properties



3 Diosma Ct FRANKSTON SOUTH 3199 (REI)

Agent Comments

3
 2
 2

Price: \$1,155,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 2410 sqm approx



72 Williams St FRANKSTON 3199 (REI)

Agent Comments

1
 2
 2

Price: \$1,025,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 1068 sqm approx

76a High St FRANKSTON 3199 (REI)

Agent Comments

1
 2
 -

Price: \$860,000

Method: Private Sale

Date: 05/09/2017

Rooms: -

Property Type: Unit