

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

2/20 Mereweather Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$330,000

&

\$360,000

Median sale price

Median price \$358,500

House

Unit

X

Suburb Frankston

Period - From 01/04/2017

to

30/06/2017

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	5/12-22 Jolly St FRANKSTON 3199	\$355,000	27/06/2017
2	1/10-12 Spray St FRANKSTON 3199	\$350,000	02/09/2017
3	1/26 Wave St FRANKSTON 3199	\$335,000	29/08/2017

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.



2
 1
 1

Rooms: 3
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$330,000 - \$360,000
Median Unit Price
 June quarter 2017: \$358,500

Comparable Properties



5/12-22 Jolly St FRANKSTON 3199 (REI)

Agent Comments

2
 1
 1

Price: \$355,000
Method: Private Sale
Date: 27/06/2017
Rooms: 3
Property Type: Unit



1/10-12 Spray St FRANKSTON 3199 (REI)

Agent Comments

2
 1
 1

Price: \$350,000
Method: Private Sale
Date: 02/09/2017
Rooms: -
Property Type: Unit

1/26 Wave St FRANKSTON 3199 (REI)

Agent Comments

2
 -
 -

Price: \$335,000
Method: Private Sale
Date: 29/08/2017
Rooms: -
Property Type: Apartment