

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/38 HEATHERHILL ROAD, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range: 500,000 to 550,000

Median sale price

Median price

\$435,000

House

Unit

Suburb

FRANKSTON

Period

01 October 2016 to 30 September
2017

Source

pricefinder

Comparable property sales

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
12 SHAFTESBURY ST, FRANKSTON, VIC 3199	*\$450,000	09/09/2017
2/42 KENILWORTH AVE, FRANKSTON, VIC 3199	\$610,000	14/09/2017
2/3 WALLACE AVE, FRANKSTON, VIC 3199	*\$507,000	09/10/2017