

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	
Including suburb and	

Indicative selling price

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

Range between \$485,000	&	\$510,000
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Median sale price

Median price	\$600,000	Hou	ise X	Unit		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 2 Benanee Dr FRANKSTON 3199 \$511,500 21/06/2017 2 9 Taketa Cr FRANKSTON 3199 \$495,000 26/04/2017 3 7 Havana Cr FRANKSTON 3199 \$485,000 02/05/2017

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.

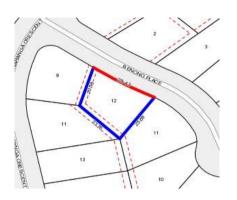
Account - Eview Group Frankston





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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 577 sqm approx

Agent Comments

Indicative Selling Price \$485,000 - \$510,000 Median House Price June quarter 2017: \$600,000

Comparable Properties



2 Benanee Dr FRANKSTON 3199 (REI/VG)

4



6 2

Price: \$511,500 Method: Private Sale Date: 21/06/2017

Rooms: 5

Property Type: House Land Size: 529 sqm approx

Agent Comments



9 Taketa Cr FRANKSTON 3199 (REI/VG)

1 3



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Price: \$495,000 Method: Private Sale Date: 26/04/2017 Rooms: 9

Property Type: House Land Size: 535 sqm approx Agent Comments



7 Havana Cr FRANKSTON 3199 (REI/VG)

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6

Price: \$485,000 Method: Private Sale Date: 02/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 532 sqm approx **Agent Comments**

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