

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

12 Benong Place, Frankston Vic 3199

Indicative selling price

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

Range between \$485,000 & \$510,000

Median sale price

Median price \$600,000 House ☒ 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.~~

**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)**

Agent Comments

**Price:** \$511,500**Method:** Private Sale**Date:** 21/06/2017**Rooms:** 5**Property Type:** House**Land Size:** 529 sqm approx**9 Taketa Cr FRANKSTON 3199 (REI/VG)**

Agent Comments

**Price:** \$495,000**Method:** Private Sale**Date:** 26/04/2017**Rooms:** 9**Property Type:** House**Land Size:** 535 sqm approx**7 Havana Cr FRANKSTON 3199 (REI/VG)**

Agent Comments

**Price:** \$485,000**Method:** Private Sale**Date:** 02/05/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 532 sqm approx