

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



179 BEACH STREET, FRANKSTON, VIC

3 2 2

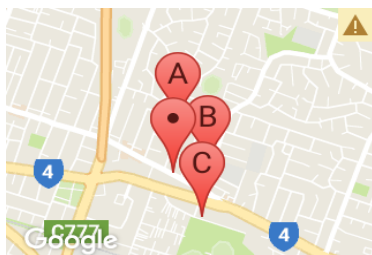
Indicative Selling Price

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

Price Range: \$750,000 to \$795,000

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$547,500

01 January 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



33 LEONARD ST, FRANKSTON, VIC 3199

3 2 2

Sale Price

\$675,000

Sale Date: 09/03/2017

Distance from Property: 323m



9 ASHLEIGH AVE, FRANKSTON, VIC 3199

4 1 1

Sale Price

***\$700,000**

Sale Date: 13/04/2017

Distance from Property: 225m



29 NURSERY AVE, FRANKSTON, VIC 3199

3 1 1

Sale Price

***\$617,000**

Sale Date: 26/04/2017

Distance from Property: 369m



This report has been compiled on 17/07/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

179 BEACH STREET, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$750,000 to \$795,000

Median sale price

Median price

\$547,500

House

Unit

X

Suburb

FRANKSTON

Period

01 January 2017 to 30 June 2017

Source



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
33 LEONARD ST, FRANKSTON, VIC 3199	\$675,000	09/03/2017
9 ASHLEIGH AVE, FRANKSTON, VIC 3199	*\$700,000	13/04/2017
29 NURSERY AVE, FRANKSTON, VIC 3199	*\$617,000	26/04/2017