



3 2 2

Rooms: 8

Property Type: House (Res)

Land Size: 681 sqm

Agent Comments

Lifestyle Family Home in Popular Lakewood Estate. Upon entering this home there is a feeling of warmth and security. Combined with its solid features, exposed beams and feature walls, there are two separate living areas, offers you comfort and privacy living.

Comparable Properties



11 Darius Av FRANKSTON 3199 (REI)

Agent Comments

4 2 1

Price: \$640,000

Method: Private Sale

Date: 08/03/2017

Rooms: 8

Property Type: House

Land Size: 711 sqm

5 Callantina Ct FRANKSTON 3199 (VG)

Agent Comments

3 - -

Price: \$630,000

Method: Sale

Date: 20/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 659 sqm



13 Gretel Ct FRANKSTON 3199 (REI)

Agent Comments

3 2 2

Price: \$620,000

Method: Private Sale

Date: 05/04/2017

Rooms: 9

Property Type: House (Res)

Land Size: 655 sqm

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

9 Le Fevre Court, Frankston Vic 3199

Indicative selling price

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

Range between

\$590,000

&

\$649,000

Median sale price

Median price

\$557,000

House

X

Suburb

Frankston

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Darius Av FRANKSTON 3199	\$640,000	08/03/2017
5 Callantina Ct FRANKSTON 3199	\$630,000	20/02/2017
13 Gretel Ct FRANKSTON 3199	\$620,000	05/04/2017