

## 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

2a Olive Grove, Frankston Vic 3199

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

#### Median sale price

Median price \$650,000 House X Unit Suburb Frankston

Period - From 01/10/2017 to 31/12/2017 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	1/3 Wallace Av FRANKSTON 3199	\$622,500	15/11/2017
2	3a Oban St FRANKSTON 3199	\$620,500	30/08/2017
3	21 Foot St FRANKSTON 3199	\$615,000	24/11/2017

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)

Agent Comments

## Comparable Properties



**1/3 Wallace Av FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$622,500

**Method:** Private Sale

**Date:** 15/11/2017

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 341 sqm approx



**3a Oban St FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$620,500

**Method:** Private Sale

**Date:** 30/08/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 454 sqm approx



**21 Foot St FRANKSTON 3199 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 24/11/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 488 sqm approx