

Aaron Froling 03 9781 3366 0410 566 618 afroling@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
A Including subu po	2a Olive Grove, Frankston Vic 3199									
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$650,		000		&		\$690,000				
Median sale price										
Median price	\$650,00	0	House	Х	Unit	ŧ			Suburb	Frankston
Period - From	01/10/2	017	to 31	/12/2017			Source	REIV		

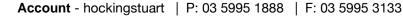
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

hockingstuart

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Indicative Selling Price \$650,000 - \$690,000 **Median House Price** December quarter 2017: \$650,000

Comparable Properties



1/3 Wallace Av FRANKSTON 3199 (REI)

-2







Price: \$622,500 Method: Private Sale Date: 15/11/2017

Rooms: 6

Property Type: Unit

Land Size: 341 sqm approx

Agent Comments



3a Oban St FRANKSTON 3199 (REI)







Price: \$620,500 Method: Private Sale Date: 30/08/2017 Rooms: 6

Property Type: House Land Size: 454 sqm approx **Agent Comments**



21 Foot St FRANKSTON 3199 (REI/VG)

— 2





Price: \$615,000

Date: 24/11/2017 Rooms: 5

Method: Private Sale

Property Type: House (Res) Land Size: 488 sqm approx

Agent Comments

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