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**Rooms:** 2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$279,500

**Median Unit Price**

June quarter 2017: \$358,500

## Comparable Properties

**2/44 Beach St FRANKSTON 3199 (VG)**

Agent Comments

-   
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**Price:** \$290,000

**Method:** Sale

**Date:** 20/02/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

**106/44 Beach St FRANKSTON 3199 (VG)**

Agent Comments

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**Price:** \$275,000

**Method:** Sale

**Date:** 04/05/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

**201/44 Beach St FRANKSTON 3199 (VG)**

Agent Comments

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**Price:** \$265,000

**Method:** Sale

**Date:** 19/02/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

## 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

203/44 Beach Street, Frankston Vic 3199

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

Single price \$279,500

**Median sale price**

Median price \$358,500

Unit X

Suburb Frankston

Period - From 01/04/2017 to 30/06/2017

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 |
|--------------------------------|-----------|--------------|
| 2/44 Beach St FRANKSTON 3199   | \$290,000 | 20/02/2017   |
| 106/44 Beach St FRANKSTON 3199 | \$275,000 | 04/05/2017   |
| 201/44 Beach St FRANKSTON 3199 | \$265,000 | 19/02/2017   |