

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

2/64 Lardner Road, Frankston Vic 3199

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$450,000

House

Unit

X

Suburb

Frankston

Period - From 01/01/2018

to

31/03/2018

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	8/6 Nursery Av FRANKSTON 3199	\$451,000	02/03/2018
2	3/12-14 Hill St FRANKSTON 3199	\$450,000	27/03/2018
3	1/2 Millard St FRANKSTON 3199	\$435,000	16/03/2018

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.



 3  1  1

Property Type: Unit

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

March quarter 2018: \$450,000

Comparable Properties



8/6 Nursery Av FRANKSTON 3199 (REI/VG)

 2  1  1

Price: \$451,000

Method: Private Sale

Date: 02/03/2018

Property Type: Unit

Land Size: 193 sqm approx



3/12-14 Hill St FRANKSTON 3199 (REI)

 3  2  1

Price: \$450,000

Method: Private Sale

Date: 27/03/2018

Property Type: Unit

Land Size: 245 sqm approx



1/2 Millard St FRANKSTON 3199 (REI)

 2  1  1

Price: \$435,000

Method: Private Sale

Date: 16/03/2018

Property Type: Townhouse