

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 GATTINARA DRIVE, FRANKSTON, VIC

 4  2  2

Indicative Selling Price

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

Price Range: 600,000 to 660,000

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$534,700

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



1 FINISTERRE CRT, FRANKSTON, VIC 3199

 4  2  2

Sale Price

\$641,000

Sale Date: 18/04/2017

Distance from Property: 251m



241 HEATHERHILL RD, FRANKSTON, VIC 3199

 4  2  2

Sale Price

\$650,000

Sale Date: 24/03/2017

Distance from Property: 342m



3 DARIUS AVE, FRANKSTON, VIC 3199

 4  2  4

Sale Price

\$639,500

Sale Date: 13/04/2017

Distance from Property: 781m



This report has been compiled on 13/09/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 GATTINARA DRIVE, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range: 600,000 to 660,000

Median sale price

Median price

\$534,700

House

☒

Unit

☐

Suburb

FRANKSTON

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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 FINISTERRE CRT, FRANKSTON, VIC 3199	\$641,000	18/04/2017
241 HEATHERHILL RD, FRANKSTON, VIC 3199	\$650,000	24/03/2017
3 DARIUS AVE, FRANKSTON, VIC 3199	\$639,500	13/04/2017