hockingstuart

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> Indicative Selling Price \$650,000 - \$710,000 Median House Price March quarter 2017: \$557,000



1 2

Rooms:

Property Type: House (Res)

Land Size: 613 Agent Comments

Comparable Properties



52 Bayview Rd FRANKSTON 3199 (REI)

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Price: \$791,000 Method: Auction Sale Date: 22/04/2017 Rooms: 3

Property Type: House (Res) Land Size: 684 sqm

40 Bayview Rd FRANKSTON 3199 (REI/VG)







Price: \$660,000
Method: Auction Sale
Date: 03/12/2016
Rooms: 5

Property Type: House (Res) **Land Size:** 701 sqm



21 Bayview Rd FRANKSTON 3199 (REI)







Price: \$650,500 **Method:** Auction Sale **Date:** 18/03/2017

Rooms: 4

Property Type: House **Land Size:** 651 sqm



Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	5 Cambridge Street, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$710,000
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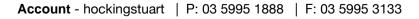
Median sale price

Median price	\$557,000	H	ouse	Х		Subu	urb	Frankston
Period - From	01/01/2017	to	31/03	3/2017	Sour	ce R	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
52 Bayview Rd FRANKSTON 3199	\$791,000	22/04/2017
40 Bayview Rd FRANKSTON 3199	\$660,000	03/12/2016
21 Bayview Rd FRANKSTON 3199	\$650,500	18/03/2017







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