



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 613
Agent Comments

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

Comparable Properties



52 Bayview Rd FRANKSTON 3199 (REI)

Agent Comments

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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)

Agent Comments

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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)

Agent Comments

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Price: \$650,500
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House
Land Size: 651 sqm

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

5 Cambridge Street, Frankston Vic 3199

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$557,000

House X

Suburb Frankston

Period - From 01/01/2017 to 31/03/2017

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
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