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

7/6 Royle Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$330,000		&		\$360,000			
Median sale price								
Median price	\$405,000	Pro	operty Type	Unit			Suburb	Frankston
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18/242 Cranbourne Rd FRANKSTON 3199	\$376,100	14/08/2019
2	3/25 Phillip St FRANKSTON 3199	\$345,000	26/10/2019
3	6/2 Millard St FRANKSTON 3199	\$340,000	14/06/2019

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.

This Statement of Information was prepared on:

18/11/2019 17:27









Property Type: Townhouse (Single) Agent Comments Sean Curran 9775 7500 0423 570 796 sean.curran@stockdaleleggo.com.au

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price Year ending September 2019: \$405,000

Comparable Properties

18/242 Cranbourne Rd FRANKSTON 3199 (REI/VG) 1	Agent Comments
3/25 Phillip St FRANKSTON 3199 (REI) 2 1 2 Price: \$345,000 Method: Private Sale Date: 26/10/2019 Property Type: Unit	Agent Comments
6/2 Millard St FRANKSTON 3199 (REI/VG) 2 1 1 1 Price: \$340,000 Method: Private Sale Date: 14/06/2019 Property Type: Unit	Agent Comments

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.