

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

1 Nilma Court, Frankston Vic 3199

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$752,000

Property Type House

Suburb Frankston

Period - From 01/07/2021

to 30/09/2021

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	11 Kareela Rd FRANKSTON 3199	\$840,000	11/10/2021
2			
3			

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:

01/11/2021 17:25



4 2 1

Property Type: House (Res)

Land Size: 873 sqm approx

Agent Comments

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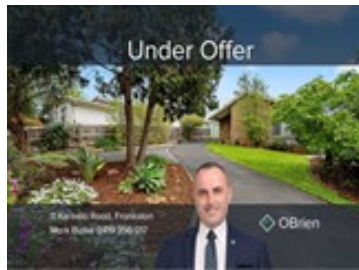
Indicative Selling Price

\$780,000 - \$820,000

Median House Price

September quarter 2021: \$752,000

Comparable Properties



11 Kareela Rd FRANKSTON 3199 (REI)

3 1 4

Agent Comments

Price: \$840,000

Method: Private Sale

Date: 11/10/2021

Property Type: House

Land Size: 705 sqm approx

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.