

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

29 Coolgardie Street, Frankston North Vic 3200

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$423,000 Property Type House Suburb Frankston North

Period - From 19/12/2018 to 18/12/2019 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	35 Coolgardie St FRANKSTON NORTH 3200	\$410,000	28/10/2019
2	369 Frankston Dandenong Rd FRANKSTON NORTH 3200	\$403,000	13/12/2019
3	35 Radiata St FRANKSTON NORTH 3200	\$400,000	15/10/2019

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:

19/12/2019 11:59



3 1 2

Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median House Price

19/12/2018 - 18/12/2019: \$423,000

Comparable Properties

35 Coolgardie St FRANKSTON NORTH 3200 (VG)

Agent Comments

3 - -

Price: \$410,000
Method: Sale
Date: 28/10/2019
Property Type: House (Res)
Land Size: 583 sqm approx



369 Frankston Dandenong Rd FRANKSTON NORTH 3200 (REI)

Agent Comments

3 1 1

Price: \$403,000
Method: Private Sale
Date: 13/12/2019
Rooms: 4
Property Type: House
Land Size: 595 sqm approx



35 Radiata St FRANKSTON NORTH 3200 (REI)

Agent Comments

3 1 2

Price: \$400,000
Method: Private Sale
Date: 15/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 324 sqm approx