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 betweer	\$350,000		&		\$385,000					
Median sale p	rice									
Median price	\$423,000	Pro	operty Type	Hou	se		Suburb	Frankston North		
Period - From	19/12/2018	to	18/12/2019		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.

Add	dress 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



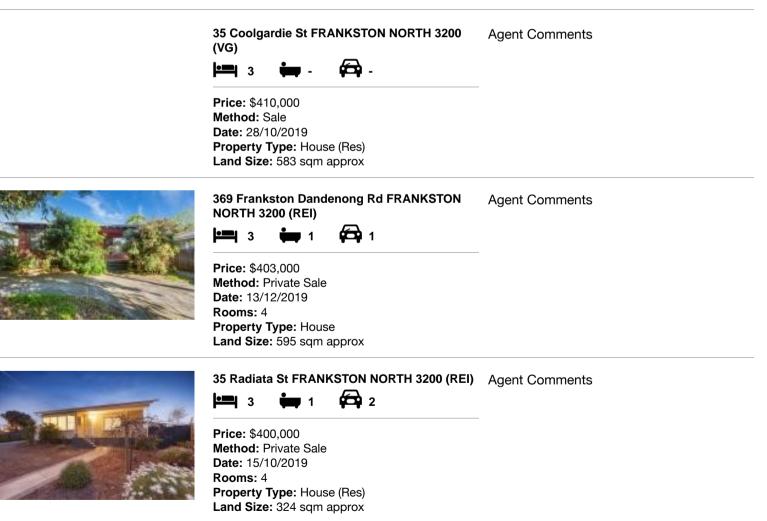






Property Type: House **Land Size:** 584 sqm approx Agent Comments Indicative Selling Price \$350,000 - \$385,000 Median House Price 19/12/2018 - 18/12/2019: \$423,000

Comparable Properties



Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



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.