Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	30 Gowrie Avenue, Frankston South Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$920,000	&	\$1,012,000

Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Frankston South
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

	areas or comparable property	1 1100	Date of Sale
1	25 Gowrie Av FRANKSTON SOUTH 3199	\$1,245,000	30/09/2021
2	41 Gowrie Av FRANKSTON SOUTH 3199	\$1,100,000	30/10/2021
3	2 Gowrie Av FRANKSTON SOUTH 3199	\$1,010,000	23/07/2021

OR

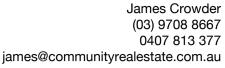
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/11/2021 16:43



Date of sale





Indicative Selling Price \$920,000 - \$1,012,000 **Median House Price**

September quarter 2021: \$1,250,000



Rooms: 5

Property Type: House Land Size: 670 sqm approx

Agent Comments

Comparable Properties



25 Gowrie Av FRANKSTON SOUTH 3199 (REI) Agent Comments

Price: \$1,245,000

Method: Sold Before Auction

Date: 30/09/2021

Property Type: House (Res) Land Size: 888 sqm approx



41 Gowrie Av FRANKSTON SOUTH 3199 (REI) Agent Comments

Price: \$1,100,000 Method: Auction Sale Date: 30/10/2021

Property Type: House (Res) Land Size: 673 sqm approx



2 Gowrie Av FRANKSTON SOUTH 3199

(REI/VG)

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Price: \$1,010,000 Method: Private Sale Date: 23/07/2021

Property Type: House (Res) Land Size: 735 sqm approx

Agent Comments

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



