

## 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

27 Stanley Street, Frankston Vic 3199

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000

&

\$495,000

#### Median sale price

Median price \$623,000

House

X

Unit

Suburb Frankston

Period - From 01/04/2017

to

31/03/2018

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	25 Roberts St FRANKSTON 3199	\$567,500	12/05/2018
2	2a Frank St FRANKSTON 3199	\$550,000	12/05/2018
3	51 Stanley St FRANKSTON 3199	\$502,500	19/05/2018

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 306 sqm approx

Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median House Price**

Year ending March 2018: \$623,000

## Comparable Properties



**25 Roberts St FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$567,500

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 405 sqm approx



**2a Frank St FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 195 sqm approx

**51 Stanley St FRANKSTON 3199 (VG)**

Agent Comments



**Price:** \$502,500

**Method:** Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 464 sqm approx