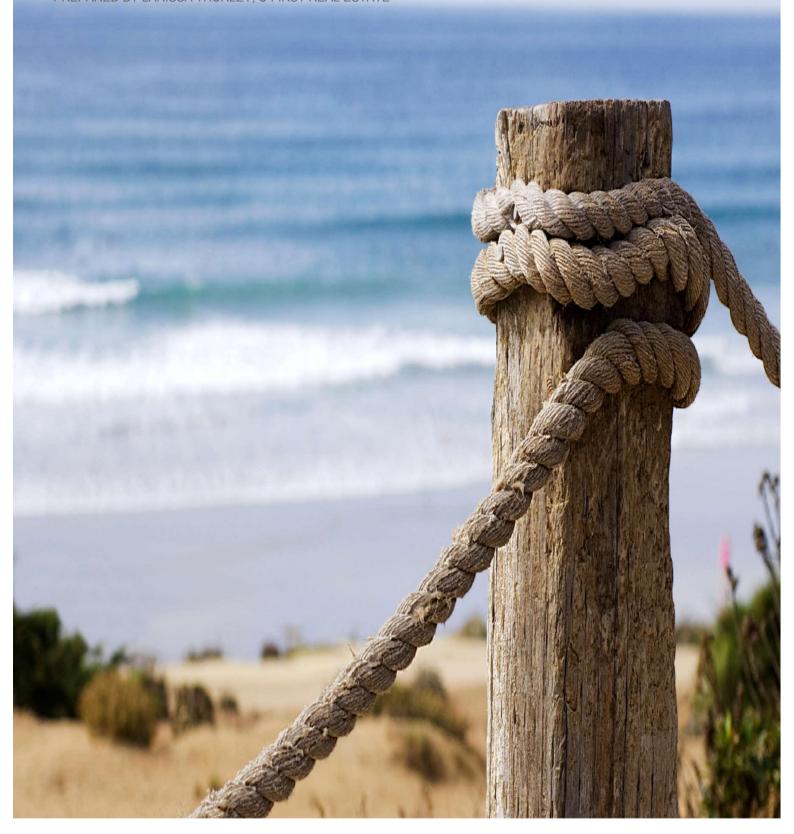
# STATEMENT OF INFORMATION

2 PARWAN COURT, FRANKSTON, VIC 3199

PREPARED BY LARISSA THURLEY, U FIRST REAL ESTATE







#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 2 PARWAN COURT, FRANKSTON, VIC







**Indicative Selling Price** 

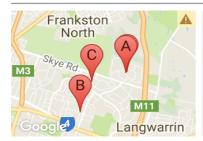
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

560,000 to 610,000

Provided by: Larissa Thurley, U First Real Estate

## **MEDIAN SALE PRICE**



## FRANKSTON, VIC, 3199

**Suburb Median Sale Price (House)** 

\$590,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

### **COMPARABLE PROPERTIES**

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.



14 PARWAN CRT, FRANKSTON, VIC 3199







Sale Price

\$590,000

Sale Date: 28/10/2017

Distance from Property: 36m





117 WANGARRA RD, FRANKSTON, VIC







**Sale Price** 

\$590,000

Sale Date: 28/10/2017

Distance from Property: 1.7km





13 SANTA BARBARA DR, FRANKSTON, VIC







**Sale Price** 

\$600,000

Sale Date: 12/08/2017

Distance from Property: 947m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 2 PARWAN COURT, FRANKSTON, VIC 3199

### Indicative selling price

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

Price Range: 560,000 to 610,000

# Median sale price

Median price	\$590,000	House	Χ	Unit	Suburb	FRANKSTON	
Period	01 January 2017 to 31 December 2017			Source	p	pricefinder	

### Comparable property sales

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
14 PARWAN CRT, FRANKSTON, VIC 3199	\$590,000	28/10/2017
117 WANGARRA RD, FRANKSTON, VIC 3199	\$590,000	28/10/2017
13 SANTA BARBARA DR, FRANKSTON, VIC 3199	\$600,000	12/08/2017