

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

13 Royle Street, Frankston Vic 3199

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$650,000

House

X

Unit

Suburb Frankston

Period - From 01/10/2017

to

31/12/2017

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	71 Stanley St FRANKSTON 3199	\$702,000	02/12/2017
2	2 Pericoe St FRANKSTON 3199	\$670,000	09/12/2017
3	8 Leighton Ct FRANKSTON 3199	\$647,000	04/01/2018

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 (Previously Occupied - Detached)

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

December quarter 2017: \$650,000

Comparable Properties



71 Stanley St FRANKSTON 3199 (REI)

Agent Comments



Price: \$702,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 693 sqm approx



2 Pericoe St FRANKSTON 3199 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 601 sqm approx



8 Leighton Ct FRANKSTON 3199 (REI)

Agent Comments



Price: \$647,000

Method: Private Sale

Date: 04/01/2018

Rooms: 5

Property Type: House (Res)

Land Size: 654 sqm approx