

Paul Gilderdale 0417 697 233 pgilderdale@hockingstuart.com.au

#### 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 p	orice see	consumer.vic.gov.	au/underquoting
-----------------	-----------	-----------	-------------------	-----------------

Range between \$600,000	&	\$660,000
-------------------------	---	-----------

#### Median sale price

Median price	\$650,000	Hou	ıse 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.

Add	dress 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.

Account - hockingstuart | P: 03 5995 1888 | F: 03 5995 3133



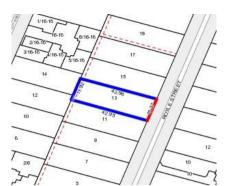


Generated: 30/01/2018 11:58

## hockingstuart

Paul Gilderdale 0417 697 233 pgilderdale@hockingstuart.com.au

> **Indicative Selling Price** \$600,000 - \$660,000 **Median House Price** December quarter 2017: \$650,000





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 653 sqm approx

Agent Comments

### Comparable Properties



71 Stanley St FRANKSTON 3199 (REI)





Price: \$702,000 Method: Auction Sale Date: 02/12/2017

Rooms: 5

Property Type: House (Res) Land Size: 693 sqm approx Agent Comments



2 Pericoe St FRANKSTON 3199 (REI)





Price: \$670,000 Method: Auction Sale Date: 09/12/2017

Rooms: 4

Property Type: House (Res) Land Size: 601 sqm approx **Agent Comments** 



8 Leighton Ct FRANKSTON 3199 (REI)

**--**4





Price: \$647,000 Method: Private Sale **Date:** 04/01/2018

Rooms: 5

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments

Account - hockingstuart | P: 03 5995 1888 | F: 03 5995 3133





Generated: 30/01/2018 11:58