

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 BRADSHAW STREET, FRANKSTON, VIC 2 1 1

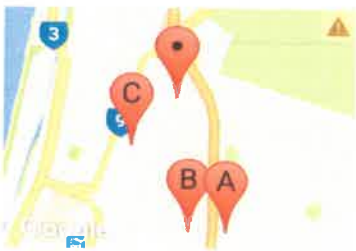
Indicative Selling Price

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

Price Range: **600,000 to 660,000**

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$520,800

01 July 2016 to 30 June 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.



86 MCMAHONS RD, FRANKSTON, VIC 3199 3 1 1

Sale Price

***\$651,000**

Sale Date: 22/04/2017

Distance from Property: 1.1km



16 MCALISTER ST, FRANKSTON, VIC 3199 3 1 1

Sale Price

\$647,000

Sale Date: 25/02/2017

Distance from Property: 989m



3 CRICKLEWOOD AVE, FRANKSTON, VIC 3199 3 1 1

Sale Price

***\$630,000**

Sale Date: 24/06/2017

Distance from Property: 467m



This report has been compiled on 19/07/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5 BRADSHAW STREET, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range: 600,000 to 660,000

Median sale price

Median price

\$520,800

House

X

Unit

Suburb

FRANKSTON

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

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
86 MCMAHONS RD, FRANKSTON, VIC 3199	*\$651,000	22/04/2017
16 MCALISTER ST, FRANKSTON, VIC 3199	\$647,000	25/02/2017
3 CRICKLEWOOD AVE, FRANKSTON, VIC 3199	*\$630,000	24/06/2017