

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

21 Mcmurtry Way, Frankston Vic 3199

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$581,000

Property Type House

Suburb Frankston

Period - From 18/02/2019

to

17/02/2020

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	96 Casuarina Dr FRANKSTON SOUTH 3199	\$735,000	06/02/2020
2	12 Taverner Sq FRANKSTON 3199	\$690,000	22/10/2019
3	18 Mcmurtry Way FRANKSTON 3199	\$685,000	03/12/2019

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.~~

This Statement of Information was prepared on:

18/02/2020 16:31

21 Mcmurtry Way, Frankston Vic 3199



 4  2  4

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median House Price
18/02/2019 - 17/02/2020: \$581,000

Comparable Properties



96 Casuarina Dr FRANKSTON SOUTH 3199 (REI)

Agent Comments

 4  2  2

Price: \$735,000
Method: Private Sale
Date: 06/02/2020
Rooms: 6
Property Type: House
Land Size: 681 sqm approx



12 Taverner Sq FRANKSTON 3199 (REI/VG)

Agent Comments

 4  2  2

Price: \$690,000
Method: Private Sale
Date: 22/10/2019
Property Type: House
Land Size: 644 sqm approx



18 Mcmurtry Way FRANKSTON 3199 (REI)

Agent Comments

 4  2  2

Price: \$685,000
Method: Private Sale
Date: 03/12/2019
Property Type: House
Land Size: 650 sqm approx

Account - Nicholas Lynch Pty Ltd | P: 1300 487 469



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.