

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	1 Jolly Street, Frankston Vic 3199
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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	\$616,000	House	X	Unit		Suburb	Frankston
Period - From	01/07/2017	to	30/09/2017	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 56 Bayview Rd FRANKSTON 3199	\$650,000	13/07/2017
2 3 Cricklewood Av FRANKSTON 3199	\$630,000	24/06/2017
3 22 Joy St FRANKSTON 3199	\$615,000	02/08/2017

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: 655 sqm approx

Agent Comments

Comparable Properties



56 Bayview Rd FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 13/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 643 sqm approx



3 Cricklewood Av FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 684 sqm approx

22 Joy St FRANKSTON 3199 (VG)

Agent Comments



Price: \$615,000

Method: Sale

Date: 02/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 648 sqm approx