

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 PARATEA AVENUE, FRANKSTON

4 2 2

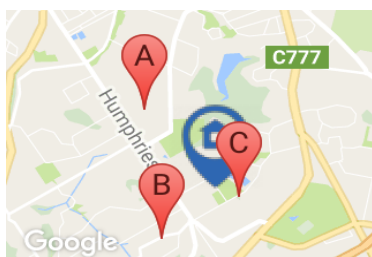
Indicative Selling Price

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

\$1,000,000 to \$1,100,000

Provided by: Bill Joycey, Hall & Hall

SUBURB MEDIAN



FRANKSTON SOUTH, VIC, 3199

Suburb Median Sale Price (House)

\$743,500

01 January 2017 to 31 March 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.



15 WILLORA CRT, FRANKSTON SOUTH, VIC

4 2 2

Sale Price

***\$1,005,000**

Sale Date: 05/04/2017

Distance from Property: 1.5km



88 WINONA RD, MOUNT ELIZA, VIC 3930

4 2 3

Sale Price

\$1,080,000

Sale Date: 12/12/2016

Distance from Property: 1km



34 ROSEDALE GR, FRANKSTON SOUTH, VIC

2 3 2

Sale Price

\$985,000

Sale Date: 30/11/2016

Distance from Property: 324m



This report has been compiled on 24/05/2017 by Hall & Hall. 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

8 PARATEA AVENUE, FRANKSTON SOUTH, VIC 3199

Indicative selling price

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

Single Price / Range

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$743,500

House

X

Unit

Suburb

FRANKSTON
SOUTH

Period

01 January 2017 to 31 March 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
15 WILLORA CRT, FRANKSTON SOUTH, VIC 3199	*\$1,005,000	05/04/2017
88 WINONA RD, MOUNT ELIZA, VIC 3930	\$1,080,000	12/12/2016
34 ROSEDALE GR, FRANKSTON SOUTH, VIC 3199	\$985,000	30/11/2016