

## 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

3 Magnolia Court, Frankston Vic 3199

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$565,000

&

\$620,000

#### Median sale price

Median price \$450,000

House

Unit

X

Suburb

Frankston

Period - From 01/01/2018

to

31/03/2018

Source

REIV

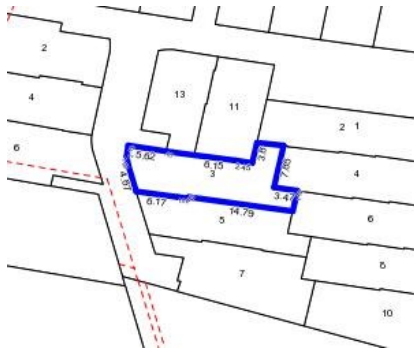
#### Comparable property sales (\*Delete A or B below as applicable)

**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	3/38 Heatherhill Rd FRANKSTON 3199	\$660,000	01/03/2018
2	3/22 Sanders Rd FRANKSTON SOUTH 3199	\$660,000	20/12/2017
3	4/29 Golf Links Rd FRANKSTON 3199	\$625,000	19/01/2018

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.



**Rooms:**

**Property Type:** House (New - Detached)

**Land Size:** 196 sqm approx

**Agent Comments**

## Comparable Properties

**3/38 Heatherhill Rd FRANKSTON 3199 (VG)**

**Agent Comments**



**Price:** \$660,000

**Method:** Sale

**Date:** 01/03/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**3/22 Sanders Rd FRANKSTON SOUTH 3199 (REI/VG)**

**Agent Comments**



**Price:** \$660,000

**Method:** Private Sale

**Date:** 20/12/2017

**Rooms:** -

**Property Type:** Townhouse (Single)



**4/29 Golf Links Rd FRANKSTON 3199 (VG)**

**Agent Comments**



**Price:** \$625,000

**Method:** Sale

**Date:** 19/01/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)