

STATEMENT OF INFORMATION

69 LAWSON AVENUE, FRANKSTON SOUTH, VIC 3199

PREPARED BY GABRIELE FRENKEL, PENINSULA PROPERTY CENTRE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



69 LAWSON AVENUE, FRANKSTON

 4  2  2

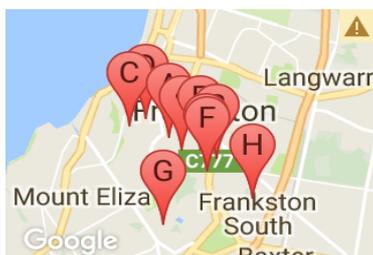
Indicative Selling Price

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

Price Range: **\$740,000 to \$804,000**

Provided by: Gabriele Frenkel, Peninsula Property Centre

MEDIAN SALE PRICE



FRANKSTON SOUTH, VIC, 3199

Suburb Median Sale Price (House)

\$775,500

01 October 2016 to 30 September 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.



121 FOOT ST, FRANKSTON SOUTH, VIC 3199

 4  2  3

Sale Price

***\$815,000**

Sale Date: 24/09/2017

Distance from Property: 485m



14 DONNELLY RISE, FRANKSTON SOUTH, VIC

 4  2  2

Sale Price

***\$730,000**

Sale Date: 18/09/2017

Distance from Property: 928m



13 LESLIE ST, FRANKSTON SOUTH, VIC 3199

 4  2  2

Sale Price

***\$760,000**

Sale Date: 16/09/2017

Distance from Property: 1.5km



This report has been compiled on 10/10/2017 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1 IDON AVE, FRANKSTON SOUTH, VIC 3199

4 2 4

Sale Price

Price Withheld

Sale Date: 15/09/2017

Distance from Property: 1.3km



17 LAWSON AVE, FRANKSTON SOUTH, VIC

4 3 2

Sale Price

***\$858,000**

Sale Date: 31/08/2017

Distance from Property: 467m



1 GOLDBOROUGH CRT, FRANKSTON SOUTH,

4 2 1

Sale Price

***\$605,000**

Sale Date: 28/08/2017

Distance from Property: 904m



18 SIBYL AVE, FRANKSTON SOUTH, VIC 3199

4 2 2

Sale Price

\$882,500

Sale Date: 08/08/2017

Distance from Property: 2.2km



16 HEATHWREN CL, FRANKSTON SOUTH, VIC

4 2 2

Sale Price

\$700,000

Sale Date: 06/05/2017

Distance from Property: 2.3km





3 ERUTTA PL, FRANKSTON SOUTH, VIC 3199



Sale Price

\$650,000

Sale Date: 05/05/2017

Distance from Property: 818m



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

69 LAWSON AVENUE, FRANKSTON SOUTH, VIC 3199

Indicative selling price

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

Price Range: \$740,000 to \$804,000

Median sale price

Median price \$775,500

House

Unit

Suburb FRANKSTON SOUTH

Period 01 October 2016 to 30 September 2017

Source



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
121 FOOT ST, FRANKSTON SOUTH, VIC 3199	*\$815,000	24/09/2017
14 DONNELLY RISE, FRANKSTON SOUTH, VIC 3199	*\$730,000	18/09/2017
13 LESLIE ST, FRANKSTON SOUTH, VIC 3199	*\$760,000	16/09/2017
1 IDON AVE, FRANKSTON SOUTH, VIC 3199	Price Withheld	15/09/2017

17 LAWSON AVE, FRANKSTON SOUTH, VIC 3199	*\$858,000	31/08/2017
1 GOLDBOROUGH CRT, FRANKSTON SOUTH, VIC 3199	*\$605,000	28/08/2017
18 SIBYL AVE, FRANKSTON SOUTH, VIC 3199	\$882,500	08/08/2017
16 HEATHWREN CL, FRANKSTON SOUTH, VIC 3199	\$700,000	06/05/2017
3 ERUTTA PL, FRANKSTON SOUTH, VIC 3199	\$650,000	05/05/2017