

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

6/33-35 Roberts Street, Frankston Vic 3199

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$415,000

House

Unit

X

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	2/33 Deane St FRANKSTON 3199	\$380,000	03/10/2017
2	5/68 Roberts St FRANKSTON 3199	\$375,000	02/06/2017
3	6 Bayview Rd FRANKSTON 3199	\$335,000	25/08/2017

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:
 Agent Comments

Indicative Selling Price
 \$329,000

Median Unit Price
 September quarter 2017: \$415,000

Comparable Properties

2/33 Deane St FRANKSTON 3199 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 03/10/2017
Rooms: 5
Property Type: Unit
Land Size: 200 sqm approx



5/68 Roberts St FRANKSTON 3199 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 02/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

6 Bayview Rd FRANKSTON 3199 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 25/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx