

Annette McKeand 0409552790 annette@communityrealestate.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	48 Leawarra Parade, Frankston Vic 3199
Indicative selling price	ce

For the meaning of this price see consumer.vic.gov.au/underquot	ing
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Range between \$635,000	&	\$695,000
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#### Median sale price

Median price	\$625,000	Hou	use X	Unit		Suburb	Frankston
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Bloom St FRANKSTON 3199	\$670,000	17/09/2018
2	5 Lorikeet Ct FRANKSTON 3199	\$642,000	27/09/2018
3	1 Melaleuca Ct FRANKSTON 3199	\$635,000	07/10/2018

#### 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.





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**Indicative Selling Price** \$635,000 - \$695,000 **Median House Price** Year ending September 2018: \$625,000

**Agent Comments** 

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Property Type: House (Previously

Occupied - Detached) Land Size: 641 sqm approx

**Agent Comments** 

# Comparable Properties



14 Bloom St FRANKSTON 3199 (REI/VG)

Price: \$670,000

Method: Sold Before Auction

Date: 17/09/2018

Rooms: 9

Property Type: House (Res) Land Size: 591 sqm approx

5 Lorikeet Ct FRANKSTON 3199 (REI)





Price: \$642.000 Method: Private Sale Date: 27/09/2018

Rooms: -

Property Type: House Land Size: 709 sqm approx

1 Melaleuca Ct FRANKSTON 3199 (REI/VG)







Price: \$635,000 Method: Private Sale Date: 07/10/2018

Rooms: -

Property Type: House Land Size: 577 sqm approx



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> The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.