

## 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

4/14 William Street, 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 \$440,000

&amp;

\$480,000

**Median sale price**

Median price \$358,500

House

Unit

X

Suburb Frankston

Period - From 01/04/2017

to

30/06/2017

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	3/6 Reid St FRANKSTON 3199	\$465,000	27/05/2017
2	3/4-6 Addicott St FRANKSTON 3199	\$465,000	24/08/2017
3	1/12 Shaftesbury St FRANKSTON 3199	\$450,000	09/09/2017

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.



2   
 1   
 1

**Rooms:** 3

**Property Type:** Villa

**Land Size:** Approx 194m2 sqm approx

Agent Comments

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

June quarter 2017: \$358,500

## Comparable Properties



**3/6 Reid St FRANKSTON 3199 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 27/05/2017

**Rooms:** -

**Property Type:** Unit



**3/4-6 Addicott St FRANKSTON 3199 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 24/08/2017

**Rooms:** 3

**Property Type:** Unit



**1/12 Shaftesbury St FRANKSTON 3199 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$450,000

**Method:** Private Sale

**Date:** 09/09/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 309 sqm approx