

#### 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	4/14 William Street, Frankston Vic 3199
postcode	

#### Indicative selling price

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

Range between \$440,000	0 &	\$480,000	
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#### Median sale price

Median price	\$358,500	Hou	se	Unit	Х	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.

Ad	dress 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

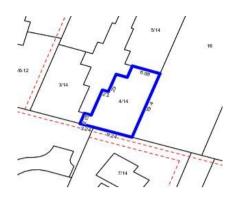
#### OR

**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.





## hockingstuart





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)

**-**2

Price: \$465,000 Method: Private Sale Date: 27/05/2017

Rooms: -

Property Type: Unit

Agent Comments



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

**-**

Price: \$465,000 Method: Private Sale Date: 24/08/2017

Rooms: 3

Property Type: Unit

**Agent Comments** 



1/12 Shaftesbury St FRANKSTON 3199 (REI)

**-** 2

Price: \$450,000 Method: Private Sale Date: 09/09/2017 Rooms: 3

Property Type: Unit

Land Size: 309 sqm approx

**Agent Comments** 

Account - hockingstuart | P: 03 5995 1888 | F: 03 5995 3133





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