

Paul Gilderdale 0417 697 233 pgilderdale@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Propert	уО	ner	ea i	OI	Sale	3

Address Including suburb and postcode	2 Tralea Place, Frankston Vic 3199
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#### Indicative selling price

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

Range between	\$630,000	&	\$690,000

#### Median sale price

Median price	\$650,000	Hou	ıse X	Unit		Suburb	Frankston
Period - From	01/10/2017	to	31/12/2017		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	15 Kilburn Cr FRANKSTON 3199	\$745,000	16/12/2017
2	27 golf links Rd FRANKSTON 3199	\$725,500	21/12/2017
3	9 Aquarius Dr FRANKSTON 3199	\$680,000	30/12/2017

#### 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.

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



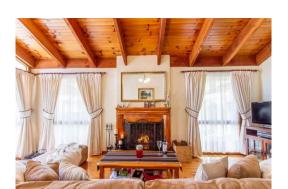


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## hockingstuart

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> **Indicative Selling Price** \$630,000 - \$690,000 **Median House Price** December quarter 2017: \$650,000









Rooms:

Property Type: House (Res) Land Size: 663.415 sqm approx

**Agent Comments** 

### Comparable Properties



15 Kilburn Cr FRANKSTON 3199 (REI)





Price: \$745,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Agent Comments

**Agent Comments** 



27 golf links Rd FRANKSTON 3199 (REI)





Price: \$725,500 Method: Private Sale Date: 21/12/2017

Rooms: -

Property Type: House

Land Size: 653 sqm approx









Price: \$680,000 Method: Private Sale Date: 30/12/2017

Rooms: -

Property Type: House Land Size: 675 sqm approx Agent Comments

