

## 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

137 Monterey Boulevard, Frankston North Vic 3200

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000

&amp;

\$510,000

**Median sale price**

Median price \$498,000

House

X

Unit

Suburb

Frankston North

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.

	Address of comparable property	Price	Date of sale
1	76 Brunning Cr FRANKSTON NORTH 3200	\$510,000	23/09/2017
2	118 Monterey Blvd FRANKSTON NORTH 3200	\$453,000	23/12/2017
3	69 Brunning Cr FRANKSTON NORTH 3200	\$432,000	28/01/2018

**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.



3 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 587 sqm approx

Agent Comments

## Comparable Properties



**76 Brunning Cr FRANKSTON NORTH 3200 (VG)**

Agent Comments

3 - -

**Price:** \$510,000

**Method:** Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 611 sqm approx



**118 Monterey Blvd FRANKSTON NORTH 3200 (REI)**

Agent Comments

3 1 2

**Price:** \$453,000

**Method:** Private Sale

**Date:** 23/12/2017

**Rooms:** -

**Property Type:** House



**69 Brunning Cr FRANKSTON NORTH 3200 (REI)**

Agent Comments

3 1 1

**Price:** \$432,000

**Method:** Private Sale

**Date:** 28/01/2018

**Rooms:** 4

**Property Type:** House