

## 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 9 Gowrie Avenue, Frankston South 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 \$660,000 & \$720,000

#### Median sale price

Median price \$825,000 House X Unit Suburb Frankston South

Period - From 01/10/2018 to 31/12/2018 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.

	Address of comparable property	Price	Date of sale
1	140 Kars St FRANKSTON SOUTH 3199	\$722,000	17/01/2019
2	10 Gowrie Av FRANKSTON SOUTH 3199	\$680,000	04/12/2018
3	18 Nareen Ct FRANKSTON SOUTH 3199	\$650,000	11/11/2018

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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**Rooms:****Property Type:** House (Res)**Land Size:** 724 sqm approx

Agent Comments

**Indicative Selling Price**

\$660,000 - \$720,000

**Median House Price**

December quarter 2018: \$825,000

## Comparable Properties

**140 Kars St FRANKSTON SOUTH 3199 (REI)**

Agent Comments

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Renovated home, but smaller land

**Price:** \$722,000**Method:** Private Sale**Date:** 17/01/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 618 sqm approx**10 Gowrie Av FRANKSTON SOUTH 3199 (REI/VG)**

Agent Comments

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**Price:** \$680,000**Method:** Private Sale**Date:** 04/12/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 734 sqm approx**18 Nareen Ct FRANKSTON SOUTH 3199 (VG)**

Agent Comments

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**Price:** \$650,000**Method:** Sale**Date:** 11/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 655 sqm approx