

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

20 Ellis Street, Frankston Vic 3199

Indicative selling price

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

Range between \$675,000

&

\$730,000

Median sale price

Median price \$740,000

Property Type House

Suburb Frankston

Period - From 01/07/2023

to

30/06/2024

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	5 Teri St FRANKSTON 3199	\$695,000	23/08/2024
2	14 Hibiscus Av FRANKSTON 3199	\$696,000	01/07/2024
3	60 Wangarra Rd FRANKSTON 3199	\$740,000	23/05/2024

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.~~

This Statement of Information was prepared on:

02/10/2024 16:43



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Rooms: 4
Property Type: House (Res)
Land Size: 610.328 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$730,000
Median House Price
Year ending June 2024: \$740,000

Comparable Properties

5 Teri St FRANKSTON 3199 (REI)

Agent Comments

 3  1  2

Price: \$695,000
Method:
Date: 23/08/2024
Property Type: House

14 Hibiscus Av FRANKSTON 3199 (REI)

Agent Comments

 3  1  3

Price: \$696,000
Method:
Date: 01/07/2024
Property Type: House

60 Wangarra Rd FRANKSTON 3199 (REI)

Agent Comments

 3  1  6

Price: \$740,000
Method:
Date: 23/05/2024
Property Type: House