

## 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

50 Lindrum Road, Frankston 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 \$490,000 & \$530,000

#### Median sale price

Median price \$650,000 House 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.

	Address of comparable property	Price	Date of sale
1	4 Lindrum Rd FRANKSTON 3199	\$535,000	30/01/2018
2	3 Charon Ct FRANKSTON 3199	\$523,500	17/01/2018
3	3 Hartwell Ct FRANKSTON 3199	\$480,000	02/12/2017

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.



3 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 550 sqm approx

Agent Comments

**Indicative Selling Price**

\$490,000 - \$530,000

**Median House Price**

December quarter 2017: \$650,000

## Comparable Properties



**4 Lindrum Rd FRANKSTON 3199 (REI)**

Agent Comments

3 1 1

**Price:** \$535,000

**Method:** Sold Before Auction

**Date:** 30/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 552 sqm approx



**3 Charon Ct FRANKSTON 3199 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$523,500

**Method:** Private Sale

**Date:** 17/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 592 sqm approx

**3 Hartwell Ct FRANKSTON 3199 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 535 sqm approx