

## 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

3 Ashbrook Court, 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 \$470,000

&

\$510,000

#### Median sale price

Median price \$510,000

House

X

Suburb Frankston

Period - From 01/04/2016

to

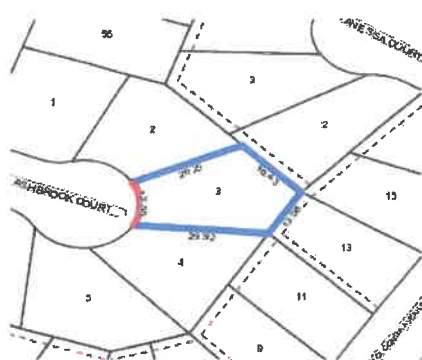
31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
30 Frank St FRANKSTON 3199	\$510,000	06/05/2017
15 Lipton Dr FRANKSTON 3199	\$495,000	17/03/2017
3 Albert Ct FRANKSTON 3199	\$478,000	03/03/2017



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
 \$470,000 - \$510,000  
**Median House Price**  
 Year ending March 2017: \$510,000

## Comparable Properties



**30 Frank St FRANKSTON 3199 (REI)**

**Agent Comments**

3 1 2

**Price:** \$510,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 535 sqm



**15 Lipton Dr FRANKSTON 3199 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 17/03/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 537 sqm



**3 Albert Ct FRANKSTON 3199 (REI)**

**Agent Comments**

3 1 2

**Price:** \$478,000  
**Method:** Private Sale  
**Date:** 03/03/2017  
**Rooms:** -  
**Property Type:** House