

# 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

69 Hillcrest 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$778,000

Property Type

House

Suburb

Frankston

Period - From

01/04/2022

to

30/06/2022

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 Cooba PI FRANKSTON 3199	\$740,000	06/08/2022
2	55 Highview Rd FRANKSTON 3199	\$710,000	29/08/2022
3	58 Kareela Rd FRANKSTON 3199	\$700,000	29/07/2022

**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:

13/09/2022 08:54

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

June quarter 2022: \$778,000



 4  1  1

**Property Type:** House

**Land Size:** 679 sqm approx

**Agent Comments**

## Comparable Properties



**5 Cooba PI FRANKSTON 3199 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$740,000

**Method:** Private Sale

**Date:** 06/08/2022

**Property Type:** House

**Land Size:** 643 sqm approx



**55 Highview Rd FRANKSTON 3199 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 29/08/2022

**Property Type:** House

**Land Size:** 698 sqm approx



**58 Kareela Rd FRANKSTON 3199 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 29/07/2022

**Property Type:** House

**Land Size:** 731 sqm approx

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199