# 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

165 Karingal Drive, Frankston Vic 3199

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$490,000		&		\$519,000			
Median sale pr	rice							
Median price	\$603,000	Pro	operty Type	Hou	se		Suburb	Frankston
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	28 Havana Cr FRANKSTON 3199	\$520,000	25/02/2020
2	78 Dalpura Cirt FRANKSTON 3199	\$513,000	30/01/2020
3	24 Alexander Cr FRANKSTON 3199	\$496,000	19/02/2020

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:

26/03/2020 14:23







**Property Type:** House **Land Size:** 551 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$490,000 - \$519,000 Median House Price December quarter 2019: \$603,000

# **Comparable Properties**



28 Havana Cr FRANKSTON 3199 (REI)



Price: \$520,000 Method: Private Sale Date: 25/02/2020 Property Type: House Agent Comments

Agent Comments



Price: \$513,000 Method: Private Sale Date: 30/01/2020

Property Type: House (Res) Land Size: 587 sqm approx

**-** 3



24 Alexander Cr FRANKSTON 3199 (REI)

78 Dalpura Cirt FRANKSTON 3199 (REI/VG)

**6** 1



Agent Comments

Price: \$496,000 Method: Private Sale Date: 19/02/2020 Property Type: House Land Size: 568 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.