

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

3/32 Birdwood Street, Frankston Vic 3199

Indicative selling price

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

Range between

\$320,000

&

\$352,000

Median sale price

Median price

\$410,000

Property Type

Unit

Suburb

Frankston

Period - From

07/01/2019

to

06/01/2020

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	4/38 Cranbourne Rd FRANKSTON 3199	\$350,000	04/12/2019
2	1/4 Lewis St FRANKSTON 3199	\$340,000	03/12/2019
3	1/26 Petrie St FRANKSTON 3199	\$321,000	14/11/2019

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:

07/01/2020 15:45

3/32 Birdwood Street, Frankston Vic 3199

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$320,000 - \$352,000

Median Unit Price

07/01/2019 - 06/01/2020: \$410,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/38 Cranbourne Rd FRANKSTON 3199 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 04/12/2019

Rooms: 3

Property Type: Unit



1/4 Lewis St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 03/12/2019

Property Type: Unit



1/26 Petrie St FRANKSTON 3199 (REI)

Agent Comments



Price: \$321,000

Method: Private Sale

Date: 14/11/2019

Rooms: 3

Property Type: Unit

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



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.