



STATEMENT OF INFORMATION

92 HEATHERHILL ROAD, FRANKSTON, VIC

PREPARED BY US REAL ESTATE, 2/32 PLAYNE STREET FRANKSTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



92 HEATHERHILL ROAD, FRANKSTON,

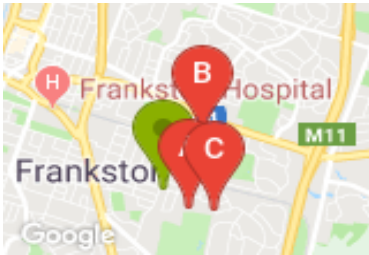
 3  1  2

Indicative Selling Price

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

Price Range: \$590,000 to \$649,000

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$620,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



25 WATTLE DR, FRANKSTON, VIC 3199

 3  1  2

Sale Price

\$600,000

Sale Date: 21/04/2018

Distance from Property: 433m



8 EMORA CRT, FRANKSTON, VIC 3199

 3  1  2

Sale Price

\$603,000

Sale Date: 29/03/2018

Distance from Property: 937m



52 THE TROSSACHS, FRANKSTON, VIC 3199

 3  2  2

Sale Price

\$620,000

Sale Date: 25/03/2018

Distance from Property: 747m



This report has been compiled on 17/07/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

92 HEATHERHILL ROAD, FRANKSTON, VIC

Indicative selling price

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Price Range:

\$590,000 to \$649,000

Median sale price

Median price

\$620,000

House

X

Unit


Suburb

FRANKSTON

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
25 WATTLE DR, FRANKSTON, VIC 3199	\$600,000	21/04/2018
8 EMORA CRT, FRANKSTON, VIC 3199	\$603,000	29/03/2018
52 THE TROSSACHS, FRANKSTON, VIC 3199	\$620,000	25/03/2018