

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**12 Margate Avenue,  
FRANKSTON 3199**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$645,000 - \$690,000**

### Median sale price

Median **House** for **FRANKSTON** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

**\$570,000**

### 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 the most comparable to the property for sale.

**11 Mincha Street,**  
Frankston 3199

**Price \$743,000** Sold 07  
September 2019

**16 Helvetia Court,**  
Frankston 3199

**Price \$650,000** Sold 12 April  
2019

**3 Glenelg Avenue,**  
Frankston 3199

**Price \$635,000** Sold 23  
September 2019

This Statement of Information was prepared on 10th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Ray White Frankston

36 Playne Street,  
Frankston VIC 3199

### Contact agents



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Ray White

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