



STATEMENT OF INFORMATION

3/38 HEATHERHILL ROAD, FRANKSTON, VIC 3199

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/38 HEATHERHILL ROAD, FRANKSTON,

 3  2  2

Indicative Selling Price

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

Price Range: \$600,000 to \$660,000

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (Other)

\$435,000

01 October 2016 to 30 September 2017

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.



9 BEACONSFIELD AVE, FRANKSTON, VIC 3199

 3  2  2

Sale Price

***\$620,000**

Sale Date: 21/07/2017

Distance from Property: 499m



3/14 ARGYLE ST, FRANKSTON, VIC 3199

 3  2  2

Sale Price

\$655,500

Sale Date: 20/07/2017

Distance from Property: 1.4km



2/42 KENILWORTH AVE, FRANKSTON, VIC

 2  2  2

Sale Price

\$610,000

Sale Date: 14/09/2017

Distance from Property: 709m



This report has been compiled on 22/12/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - 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

3/38 HEATHERHILL ROAD, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$435,000

House

Unit

X

Suburb

FRANKSTON

Period

01 October 2016 to 30 September 2017

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
9 BEACONSFIELD AVE, FRANKSTON, VIC 3199	*\$620,000	21/07/2017
3/14 ARGYLE ST, FRANKSTON, VIC 3199	\$655,500	20/07/2017
2/42 KENILWORTH AVE, FRANKSTON, VIC 3199	\$610,000	14/09/2017