

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ASHLEIGH STREET, FRANKSTON, VIC

3 1 2

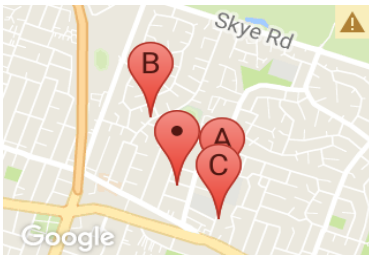
Indicative Selling Price

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

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

Provided by: floris antonides, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$607,750

01 July 2017 to 31 December 2017

Provided by: pricefinder

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.



17 ARABIL ST, FRANKSTON, VIC 3199

3 1 1

Sale Price

***\$625,000**

Sale Date: 30/01/2018

Distance from Property: 299m



92 FRANK ST, FRANKSTON, VIC 3199

3 2 2

Sale Price

\$660,000

Sale Date: 16/09/2017

Distance from Property: 520m



18 FRAWLEY ST, FRANKSTON, VIC 3199

4 1 1

Sale Price

\$603,000

Sale Date: 23/09/2017

Distance from Property: 356m



This report has been compiled on 11/02/2018 by Ian Reid Vendor Advocates. 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

4 ASHLEIGH STREET, 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

\$607,750

House

X

Unit

Suburb

FRANKSTON

Period

01 July 2017 to 31 December 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
17 ARABIL ST, FRANKSTON, VIC 3199	*\$625,000	30/01/2018
92 FRANK ST, FRANKSTON, VIC 3199	\$660,000	16/09/2017
18 FRAWLEY ST, FRANKSTON, VIC 3199	\$603,000	23/09/2017