

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

12 Summit Road, Frankston South Vic 3199

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$830,000

House

X

Suburb

Frankston South

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---------------------------------------|-----------|--------------|
| 2/155 Kars St FRANKSTON SOUTH 3199 | \$520,000 | 06/03/2017 |
| 22 Tristania St FRANKSTON SOUTH 3199 | \$500,000 | 20/01/2017 |
| 27a Tristania St FRANKSTON SOUTH 3199 | \$475,000 | 15/03/2017 |



3 1 0

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
March quarter 2017: \$830,000

Comparable Properties

2/155 Kars St FRANKSTON SOUTH 3199 (VG) **Agent Comments**

2 - -

Price: \$520,000
Method: Sale
Date: 06/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



22 Tristania St FRANKSTON SOUTH 3199 (VG) **Agent Comments**

2 - -

Price: \$500,000
Method: Sale
Date: 20/01/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

27a Tristania St FRANKSTON SOUTH 3199 (REI) **Agent Comments**

2 1 1

Price: \$475,000
Method: Private Sale
Date: 15/03/2017
Rooms: -
Property Type: Unit