

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Including subu	ddress irb and stcode	12 Sum	mit R	load,	Franksto	n S	outh Vic 3199		
Indicative selli	ing pric	e							
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	n \$450,0	000			&		\$495,000		
Median sale p	rice								
Median price	\$830,00	00	Н	ouse	X		Su	burb	Frankston South
Period - From	01/01/2	017	to	31/0	3/2017		Source	REI	V

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

Account - Eview Group Frankston











Rooms: Property T

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)

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Agent Comments

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)

2

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Agent Comments

Price: \$475,000 Method: Private Sale Date: 15/03/2017

Rooms: -

Property Type: Unit

Account - Eview Group Frankston





The information contained herein is to be used as a guide only. Although every care has been taken

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The information contained nerein is to be used as a guide only. Atmough every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.