

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 243 Heatherhill Road, Frankston Vic 3199

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$602,163 House X Unit Suburb Frankston

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	1/63 Raphael Cr FRANKSTON 3199	\$505,000	24/11/2018
2	14 Barwon Av FRANKSTON 3199	\$505,000	22/02/2019
3	174 Heatherhill Rd FRANKSTON 3199	\$495,000	13/02/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms:
Property Type: Unit
Land Size: 311 sqm approx
Agent Comments

Indicative Selling Price
 \$490,000 - \$539,000
Median House Price
 Year ending December 2018: \$602,163

Comparable Properties



1/63 Raphael Cr FRANKSTON 3199 (VG)

Agent Comments

3 - -

Price: \$505,000
Method: Sale
Date: 24/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 253 sqm approx



14 Barwon Av FRANKSTON 3199 (REI/VG)

Agent Comments

2 2 1

Price: \$505,000
Method: Private Sale
Date: 22/02/2019
Rooms: -
Property Type: Townhouse (Res)



174 Heatherhill Rd FRANKSTON 3199 (REI)

Agent Comments

3 2 1

Price: \$495,000
Method: Private Sale
Date: 13/02/2019
Rooms: 4
Property Type: House
Land Size: 555 sqm approx