

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

6 John Street, Frankston Vic 3199

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$627,250

House

X

Unit

Suburb Frankston

Period - From 01/07/2017

to

30/06/2018

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	21 Stanley St FRANKSTON 3199	\$800,000	26/05/2018
2	151 Cranbourne Rd FRANKSTON 3199	\$790,000	02/06/2018
3	7 Ince Ct FRANKSTON 3199	\$745,000	06/05/2018

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.



2 1 2

Rooms:
Property Type: House (Res)
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
Year ending June 2018: \$627,250

Comparable Properties

21 Stanley St FRANKSTON 3199 (REI)

Agent Comments

3 2 2

Price: \$800,000
Method: Sold Before Auction
Date: 26/05/2018
Rooms: -
Property Type: House
Land Size: 579 sqm approx



151 Cranbourne Rd FRANKSTON 3199 (REI)

Agent Comments

5 2 2

Price: \$790,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 867 sqm approx



7 Ince Ct FRANKSTON 3199 (REI/VG)

Agent Comments

5 3 2

Price: \$745,000
Method: Private Sale
Date: 06/05/2018
Rooms: 7
Property Type: House
Land Size: 904 sqm approx