

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

4/23 Phillip Street, Frankston Vic 3199

Indicative selling price

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

Single price \$349,500

Median sale price

Median price \$435,000 House Unit X Suburb Frankston

Period - From 01/10/2017 to 31/12/2017 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	5/386 Nepean Hwy FRANKSTON 3199	\$367,000	22/02/2018
2	4/11 Duncan Av SEAFORD 3198	\$335,700	31/10/2017
3	2/1-3 Skye Rd FRANKSTON 3199	\$320,000	22/01/2018

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.



1 -

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5/386 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments

1 1 1

Price: \$367,000

Method: Private Sale

Date: 22/02/2018

Rooms: -

Property Type: Unit

Land Size: 59 sqm approx



4/11 Duncan Av SEAFORD 3198 (REI)

Agent Comments

1 1 1

Price: \$335,700

Method: Private Sale

Date: 31/10/2017

Rooms: 2

Property Type: Unit



2/1-3 Skye Rd FRANKSTON 3199 (VG)

Agent Comments

1 - -

Price: \$320,000

Method: Sale

Date: 22/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)