

## 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

5/21-23 Hill Street, Frankston Vic 3199

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$240,000

&

\$260,000

#### Median sale price

Median price

\$435,100

House

Unit

X

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 | 3/32 Jasper Tce FRANKSTON 3199 | \$301,000 | 30/07/2018   |
| 2 | 11/33 Deane St FRANKSTON 3199  | \$290,000 | 17/05/2018   |
| 3 | 4/47 Kars St FRANKSTON 3199    | \$266,000 | 26/05/2018   |

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.



1 1 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$240,000 - \$260,000  
**Median Unit Price**  
Year ending June 2018: \$435,100

## Comparable Properties



**3/32 Jasper Tce FRANKSTON 3199 (REI)**

**Agent Comments**

1 1 1

**Price:** \$301,000  
**Method:** Private Sale  
**Date:** 30/07/2018  
**Rooms:** -  
**Property Type:** Unit



**11/33 Deane St FRANKSTON 3199 (REI/VG)**

**Agent Comments**

1 1 2

**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 17/05/2018  
**Rooms:** 2  
**Property Type:** Unit



**4/47 Kars St FRANKSTON 3199 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$266,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** 1  
**Property Type:** Unit