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

4/6 Reid Street, Frankston Vic 3199

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|-------|--------|-----------|
| Range betweer | \$685,000 | | & | | \$750,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$645,000 | Pro | operty Type | Том | /nhouse | | Suburb | Frankston |
| Period - From | 09/02/2021 | to | 08/02/2022 | | So | ource | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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.

This Statement of Information was prepared on:

09/02/2022 10:47







Property Type: Townhouse (Single) Agent Comments Ben Crowder (03) 9708 8667 0407 557 758 ben@communityrealestate.com.au

Indicative Selling Price \$685,000 - \$750,000 Median Townhouse Price 09/02/2021 - 08/02/2022: \$645,000

Comparable Properties

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



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