

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

28a Gweno Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb Frankston

Period - From 01/04/2017

to

30/06/2017

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	42 Kars St FRANKSTON 3199	\$640,000	01/07/2017
2	1/9 Beaconsfield Av FRANKSTON 3199	\$620,000	21/07/2017
3	90 Beach St FRANKSTON 3199	\$600,000	26/05/2017

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
 1
 2

Rooms: 4
Property Type: House
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 June quarter 2017: \$600,000

Comparable Properties



42 Kars St FRANKSTON 3199 (REI)

Agent Comments

3
 2
 1

Price: \$640,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 5
Property Type: House (Res)



1/9 Beaconsfield Av FRANKSTON 3199 (REI)

Agent Comments

3
 2
 2

Price: \$620,000
Method: Private Sale
Date: 21/07/2017
Rooms: 5
Property Type: House (Res)



90 Beach St FRANKSTON 3199 (REI)

Agent Comments

3
 2
 2

Price: \$600,000
Method: Private Sale
Date: 26/05/2017
Rooms: -
Property Type: House
Land Size: 661 sqm approx