

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

2/2 Lawrey Street, Frankston Vic 3199

Indicative selling price

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

Range between **\$465,000** & **\$495,000**

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	1/20 Williams St FRANKSTON 3199	\$519,000	02/02/2018
2	4/2 Kelman St FRANKSTON 3199	\$490,000	10/02/2018
3	2/20-24 Williams St FRANKSTON 3199	\$475,000	14/11/2017

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.



 2  1  2

Property Type: Unit (Res)

Indicative Selling Price

\$465,000 - \$495,000

Median Unit Price

December quarter 2017: \$435,000

Comparable Properties



1/20 Williams St FRANKSTON 3199 (REI)

 2  1  1

Price: \$519,000

Method: Private Sale

Date: 02/02/2018

Rooms: 5

Property Type: Unit



4/2 Kelman St FRANKSTON 3199 (REI)

 2  1  1

Price: \$490,000

Method: Auction Sale

Date: 10/02/2018

Property Type: Unit



2/20-24 Williams St FRANKSTON 3199 (VG)

 2  1  1

Price: \$475,000

Method: Sale

Date: 14/11/2017

Property Type: Flat/Unit/Apartment (Res)