

#### 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	2/2 Lawrey Street, Frankston Vic 3199
Including suburb and	
postcode	

#### 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	Hou	se	Unit	х	Subu	rb 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.

Add	dress 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.

Account - Eview Group Frankston





Generated: 15/03/2018 19:16







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)

Price: \$519,000 Method: Private Sale Date: 02/02/2018 Rooms: 5

Property Type: Unit



4/2 Kelman St FRANKSTON 3199 (REI)

**-**2

Price: \$490,000 Method: Auction Sale Date: 10/02/2018

Property Type: Unit



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

Price: \$475.000 Method: Sale Date: 14/11/2017

Property Type: Flat/Unit/Apartment (Res)

Account - Eview Group Frankston





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 15/03/2018 19:16