

## 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

12/15-17 Fairway 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 \$305,000

&

\$335,500

### 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	2/28 Orwil St FRANKSTON 3199	\$348,000	22/04/2018
2	3/34 Petrie St FRANKSTON 3199	\$340,000	22/03/2018
3	5/25 Fairway St FRANKSTON 3199	\$323,175	02/02/2018

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.



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**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/28 Orwil St FRANKSTON 3199 (REI)**

**Agent Comments**

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**Price:** \$348,000

**Method:** Private Sale

**Date:** 22/04/2018

**Rooms:** -

**Property Type:** Unit



**3/34 Petrie St FRANKSTON 3199 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$340,000

**Method:** Sold Before Auction

**Date:** 22/03/2018

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 127 sqm approx



**5/25 Fairway St FRANKSTON 3199 (VG)**

**Agent Comments**

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**Price:** \$323,175

**Method:** Sale

**Date:** 02/02/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)