

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

11 Anderson Street, Frankston Vic 3199

Indicative selling price

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

Range between

\$600,000

&

\$660,000

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	4 Alvina Ct FRANKSTON 3199	\$728,000	29/07/2017
2	15 Addicott St FRANKSTON 3199	\$665,000	26/06/2017
3	92 Frank St FRANKSTON 3199	\$660,000	16/09/2017

OR

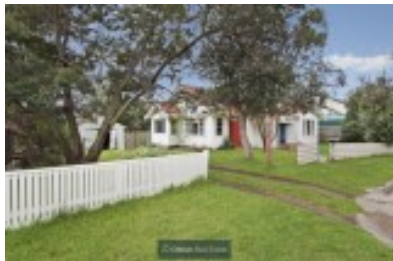
- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: House (Res)
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
June quarter 2017: \$600,000

Comparable Properties



4 Alvina Ct FRANKSTON 3199 (REI)

Agent Comments



Price: \$728,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 683 sqm approx



15 Addicott St FRANKSTON 3199 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 26/06/2017
Rooms: 4
Property Type: House
Land Size: 627 sqm approx

92 Frank St FRANKSTON 3199 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 602 sqm approx