

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4 RESERVOIR ROAD, FRANKSTON, VIC







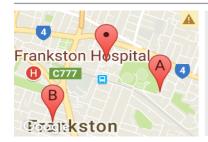
**Indicative Selling Price** 

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

Price Range:

\$550,000 to \$600,000

# **MEDIAN SALE PRICE**



## FRANKSTON, VIC, 3199

**Suburb Median Sale Price (House)** 

\$555,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

## COMPARABLE PROPERTIES

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.



1 OLYMPIC AVE, FRANKSTON, VIC 3199







Sale Price

**Price Withheld** 

Sale Date: 02/10/2017

Distance from Property: 820m





26 WARRAIN ST, FRANKSTON, VIC 3199









**Sale Price** 

\$605,000

Sale Date: 16/09/2017

Distance from Property: 1.1km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

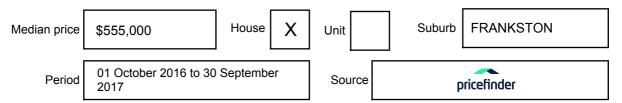
Address Including suburb and postcode	4 RESERVOIR ROAD, FRANKSTON, VIC 3199
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#### Indicative selling price

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

Price Range: \$550,000 to \$600,000

## Median sale price



## Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 OLYMPIC AVE, FRANKSTON, VIC 3199	Price Withheld	02/10/2017
26 WARRAIN ST, FRANKSTON, VIC 3199	\$605,000	16/09/2017