

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 RESERVOIR ROAD, FRANKSTON, VIC

3 1 2

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

3 2 2

Sale Price

Price Withheld

Sale Date: 02/10/2017

Distance from Property: 820m



26 WARRAIN ST, FRANKSTON, VIC 3199

3 1 2

Sale Price

\$605,000

Sale Date: 16/09/2017

Distance from Property: 1.1km



This report has been compiled on 09/11/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

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

Median price

\$555,000

House

X

Unit

Suburb

FRANKSTON

Period

01 October 2016 to 30 September 2017

Source



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