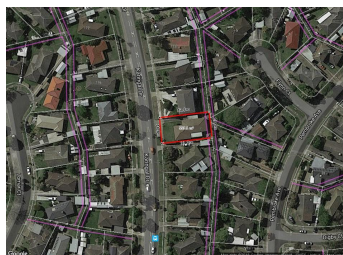


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



179 KARINGAL DRIVE, FRANKSTON, VIC

4 1 1

Indicative Selling Price

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

Price Range: **\$480,000 to \$528,000**

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$607,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



47 ASHLEIGH AVE, FRANKSTON, VIC 3199

4 2 2

Sale Price

***\$508,000**

Sale Date: 18/11/2017

Distance from Property: 1.9km



10 BLACKHEATH AVE, FRANKSTON, VIC 3199

4 1 2

Sale Price

***\$515,000**

Sale Date: 10/10/2017

Distance from Property: 2.2km



45 SASSAFRAS DR, FRANKSTON, VIC 3199

4 2 2

Sale Price

***\$540,000**

Sale Date: 28/11/2017

Distance from Property: 545m



This report has been compiled on 03/02/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

179 KARINGAL DRIVE, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$480,000 to \$528,000

Median sale price

Median price

\$607,000

House

X

Unit

Suburb

FRANKSTON

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
47 ASHLEIGH AVE, FRANKSTON, VIC 3199	*\$508,000	18/11/2017
10 BLACKHEATH AVE, FRANKSTON, VIC 3199	*\$515,000	10/10/2017
45 SASSAFRAS DR, FRANKSTON, VIC 3199	*\$540,000	28/11/2017