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STATEMENT OF INFORMATION

24 BLOOM STREET, FRANKSTON, VIC 3199

PREPARED BY KAREN DAY, US REAL ESTATE, OFFICE PHONE: 03 8762 0128

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 BLOOM STREET, FRANKSTON, VIC

 3  3  2

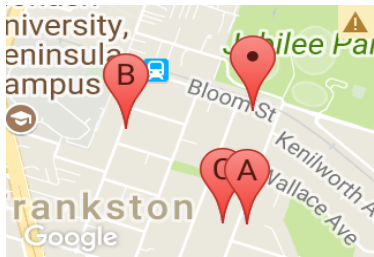
Indicative Selling Price

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

Price Range: \$650,000 to \$710,000

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$535,000

01 July 2016 to 30 June 2017

Provided by: 

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.



20 HILLCREST RD, FRANKSTON, VIC 3199

 3  2  4

Sale Price

\$800,000

Sale Date: 24/01/2017

Distance from Property: 407m



46 LARDNER RD, FRANKSTON, VIC 3199

 2  1  2

Sale Price

\$723,000

Sale Date: 28/02/2017

Distance from Property: 418m



23 HILLCREST RD, FRANKSTON, VIC 3199

 2  1  1

Sale Price

\$740,000

Sale Date: 24/11/2016

Distance from Property: 414m



This report has been compiled on 28/09/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

24 BLOOM STREET, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$650,000 to \$710,000

Median sale price

Median price

\$535,000

House

X

Unit

Suburb

FRANKSTON

Period

01 July 2016 to 30 June 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
20 HILLCREST RD, FRANKSTON, VIC 3199	\$800,000	24/01/2017
46 LARDNER RD, FRANKSTON, VIC 3199	\$723,000	28/02/2017
23 HILLCREST RD, FRANKSTON, VIC 3199	\$740,000	24/11/2016