

# 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

5/71 Gould Street, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000

&

\$616,000

### Median sale price

Median price \$440,000

Property Type Unit

Suburb Frankston

Period - From 01/07/2020

to 30/09/2020

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	1/1 Royle St FRANKSTON 3199	\$611,045	10/12/2020
2	303/38 Playne St FRANKSTON 3199	\$576,500	16/12/2020
3	3/3 Dell Rd FRANKSTON 3199	\$567,500	06/01/2021

**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.~~

This Statement of Information was prepared on:

13/01/2021 16:02



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$560,000 - \$616,000

**Median Unit Price**

September quarter 2020: \$440,000

## Comparable Properties



**1/1 Royle St FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$611,045

**Method:** Private Sale

**Date:** 10/12/2020

**Property Type:** House

**Land Size:** 332 sqm approx



**303/38 Playne St FRANKSTON 3199 (REI/VG)**

**Agent Comments**



**Price:** \$576,500

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** Unit



**3/3 Dell Rd FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$567,500

**Method:** Private Sale

**Date:** 06/01/2021

**Property Type:** Villa