

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

15 Kilburn Crescent, Frankston Vic 3199

Indicative selling price

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

Range between \$620,000

&

\$682,000

Median sale price

Median price \$616,000

House

X

Unit

Suburb Frankston

Period - From 01/07/2017

to 30/09/2017

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	54 Franciscan Av FRANKSTON 3199	\$671,000	12/11/2017
2	13 Isabella Cr FRANKSTON 3199	\$670,000	29/10/2017
3	17 Yarrabee Ct FRANKSTON 3199	\$665,000	21/08/2017

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.~~

15 Kilburn Crescent, Frankston Vic 3199



 3  2  2

Rooms:
Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$682,000
Median House Price
September quarter 2017: \$616,000

Comparable Properties



54 Franciscan Av FRANKSTON 3199 (REI)

Agent Comments

 3  2  2

Price: \$671,000
Method: Auction Sale
Date: 12/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 679 sqm approx



13 Isabella Cr FRANKSTON 3199 (REI)

Agent Comments

 4  2  2

Price: \$670,000
Method: Auction Sale
Date: 29/10/2017
Rooms: 9
Property Type: House (Res)
Land Size: 692 sqm approx



17 Yarrabee Ct FRANKSTON 3199 (REI)

Agent Comments

 3  2  2

Price: \$665,000
Method: Private Sale
Date: 21/08/2017
Rooms: -
Property Type: House
Land Size: 621 sqm approx