

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 BARCLAY AVENUE, FRANKSTON, VIC



Indicative Selling Price

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

Price Range:

\$550,000 to \$605,000

Provided by: floris antonides, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$556,000

01 January 2017 to 30 June 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.



35 MCALISTER ST, FRANKSTON, VIC 3199



Sale Price

***\$655,000**

Sale Date: 29/07/2017

Distance from Property: 484m



42 BARCLAY AVE, FRANKSTON, VIC 3199



Sale Price

\$552,000

Sale Date: 02/05/2017

Distance from Property: 332m



4 OAKLANDS CRES, FRANKSTON, VIC 3199



Sale Price

\$580,000

Sale Date: 18/03/2017

Distance from Property: 379m



This report has been compiled on 29/08/2017 by Ian Reid Vendor Advocates. 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

10 BARCLAY AVENUE, FRANKSTON, VIC 3199

Indicative selling price

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Price Range:

\$550,000 to \$605,000

Median sale price

Median price

\$556,000

House

X

Unit


Suburb

FRANKSTON

Period

01 January 2017 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
35 MCALISTER ST, FRANKSTON, VIC 3199	*\$655,000	29/07/2017
42 BARCLAY AVE, FRANKSTON, VIC 3199	\$552,000	02/05/2017
4 OAKLANDS CRES, FRANKSTON, VIC 3199	\$580,000	18/03/2017