

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

11 Pratt Avenue, Frankston South Vic 3199

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$845,500 Property Type House Suburb Frankston South

Period - From 01/10/2019 to 31/12/2019 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	7 Jamboree Av FRANKSTON SOUTH 3199	\$710,000	05/02/2020
2	6 Albany PI FRANKSTON SOUTH 3199	\$685,000	08/02/2020
3	25 Woolston Dr FRANKSTON SOUTH 3199	\$652,500	29/02/2020

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:

20/03/2020 12:06

11 Pratt Avenue, Frankston South Vic 3199

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

December quarter 2019: \$845,500



 2  1  0

Property Type: House (Res)

Land Size: 751 sqm approx

Agent Comments

Comparable Properties



7 Jamboree Av FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

 3  2  2

Price: \$710,000

Method: Private Sale

Date: 05/02/2020

Property Type: House

Land Size: 649 sqm approx



6 Albany PI FRANKSTON SOUTH 3199 (REI)

Agent Comments

 3  2  1

Price: \$685,000

Method: Auction Sale

Date: 08/02/2020

Property Type: House (Res)



25 Woolston Dr FRANKSTON SOUTH 3199 (REI)

Agent Comments

 3  2  1

Price: \$652,500

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 801 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.