

# 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 Hampden Avenue, 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 \$450,000 & \$495,000

### Median sale price

Median price \$588,000 Property Type House Suburb Frankston

Period - From 01/07/2019 to 30/09/2019 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	35 Gretana Cr FRANKSTON 3199	\$511,000	15/09/2019
2	11 Frallon Cr FRANKSTON 3199	\$472,000	30/09/2019
3	56 Wangarra Rd FRANKSTON 3199	\$470,000	02/09/2019

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:

20/11/2019 12:19



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**Property Type:** House (Res)  
**Land Size:** 597.686 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$495,000  
**Median House Price**  
September quarter 2019: \$588,000

## Comparable Properties



**35 Gretana Cr FRANKSTON 3199 (REI/VG)**

**Agent Comments**

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**Price:** \$511,000  
**Method:** Private Sale  
**Date:** 15/09/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 583 sqm approx



**11 Frallon Cr FRANKSTON 3199 (VG)**

**Agent Comments**

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**Price:** \$472,000  
**Method:** Sale  
**Date:** 30/09/2019  
**Property Type:** House (Res)  
**Land Size:** 536 sqm approx

**56 Wangarra Rd FRANKSTON 3199 (VG)**

**Agent Comments**

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**Price:** \$470,000  
**Method:** Sale  
**Date:** 02/09/2019  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx