

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

1/15 Esplanade, Frankston Vic 3199

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000

&

\$630,000

Median sale price

Median price \$415,000

House

Unit

X

Suburb

Frankston

Period - From 01/07/2017

to

30/09/2017

Source REIV

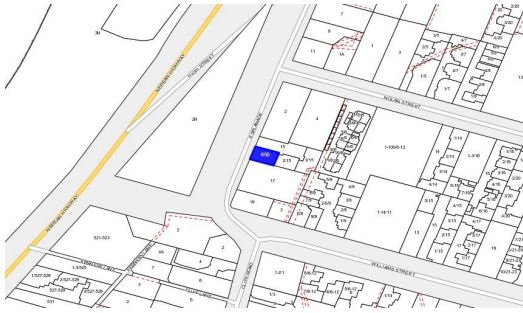
Comparable property sales (*Delete A or B below as applicable)

- 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	5/68-70 Nolan St FRANKSTON 3199	\$660,000	23/06/2017
2	5/6-12 Williams St FRANKSTON 3199	\$575,000	11/11/2017
3	3/20 Muir St FRANKSTON 3199	\$562,000	05/08/2017

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.



Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$575,000 - \$630,000

Median Unit Price

September quarter 2017: \$415,000

Comparable Properties



5/68-70 Nolan St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$660,000

Method: Sold Before Auction

Date: 23/06/2017

Rooms: 5

Property Type: Unit

Land Size: 300 sqm approx



5/6-12 Williams St FRANKSTON 3199 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 3

Property Type: Villa

Land Size: 192 sqm approx



3/20 Muir St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$562,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: Unit