

# 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

4 Bindi Close, 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 \$480,000 & \$528,000

### Median sale price

Median price \$603,000

Property Type House

Suburb Frankston

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	5 Nukara Ct FRANKSTON 3199	\$540,000	10/11/2019
2	187 Karingal Dr FRANKSTON 3199	\$530,000	03/11/2019
3	21 Dalpura Cirt FRANKSTON 3199	\$520,000	31/10/2019

**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:

30/01/2020 10:42



**Rooms:** 2

**Property Type:** House

**Land Size:** 835.145 sqm approx

Agent Comments

## Comparable Properties



**5 Nukara Ct FRANKSTON 3199 (VG)**

Agent Comments



**Price:** \$540,000

**Method:** Sale

**Date:** 10/11/2019

**Property Type:** House (Res)

**Land Size:** 581 sqm approx



**187 Karingal Dr FRANKSTON 3199 (VG)**

Agent Comments



**Price:** \$530,000

**Method:** Sale

**Date:** 03/11/2019

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**21 Dalpura Cirt FRANKSTON 3199 (REI/VG)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 31/10/2019

**Property Type:** House

**Land Size:** 614 sqm approx