

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

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