

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 35 Williams Street, Frankston Vic 3199

Indicative selling price

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

Range between \$1,300,000 & \$1,370,000

Median sale price

Median price \$623,000 House X Unit Suburb Frankston

Period - From 01/01/2018 to 31/03/2018 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	21 Thames St FRANKSTON SOUTH 3199	\$1,315,000	24/02/2018
2	37 Williams St FRANKSTON 3199	\$1,300,000	18/12/2017
3	31 Liddesdale Av FRANKSTON SOUTH 3199	\$1,100,000	16/03/2018

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:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,370,000

Median House Price

March quarter 2018: \$623,000

Comparable Properties



21 Thames St FRANKSTON SOUTH 3199 (REI) Agent Comments



Price: \$1,315,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 9

Property Type: House (Res)

Land Size: 1021 sqm approx



37 Williams St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 18/12/2017

Rooms: -

Property Type: House

Land Size: 1244 sqm approx



31 Liddesdale Av FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm approx