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	6-3/17 Sassafras Drive, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between \$490,000	&	\$539,000
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Median sale price

Median price	\$650,000	Hou	se X		Unit		Suburb	Frankston
Period - From	01/10/2017	to	31/12/201	7		Source	REIV	

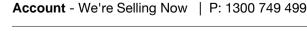
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	9b Margaret St LANGWARRIN 3910	\$564,000	02/09/2017
2	243a Heatherhill Rd FRANKSTON 3199	\$540,000	02/09/2017
3	4/3-17 Sassafras Dr FRANKSTON 3199	\$520,000	08/01/2018

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.





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Rooms: Property Type: Agent Comments Indicative Selling Price \$490,000 - \$539,000 Median House Price December quarter 2017: \$650,000

Comparable Properties

9b Margaret St LANGWARRIN 3910 (VG)

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Price: \$564,000 Method: Sale Date: 02/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



243a Heatherhill Rd FRANKSTON 3199

(REI/VG)







Price: \$540,000 Method: Private Sale Date: 02/09/2017 Rooms: 6

Property Type: Unit

Land Size: 473 sqm approx

Agent Comments



4/3-17 Sassafras Dr FRANKSTON 3199 (REI)

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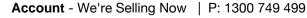
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Price: \$520,000 **Method:** Private Sale **Date:** 08/01/2018

Rooms: 4

Property Type: Townhouse (Res) **Land Size:** 255 sqm approx

Agent Comments







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