

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 6-3/17 Sassafras Drive, Frankston Vic 3199

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$650,000 House ☒ Unit ☐ Suburb Frankston

Period - From 01/10/2017 to 31/12/2017 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	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.

6-3/17 Sassafras Drive, Frankston Vic 3199

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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)

Agent Comments



Price: \$564,000
Method: Sale
Date: 02/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



243a Heatherhill Rd FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 02/09/2017
Rooms: 6
Property Type: Unit
Land Size: 473 sqm approx



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

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 08/01/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 255 sqm approx