

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

25 Coprosma Avenue, Frankston Vic 3199

Indicative selling price

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

Range between

\$550,000

&

\$580,000

Median sale price

Median price

\$616,000

House

X

Unit

Suburb

Frankston

Period - From

01/07/2017

to

30/09/2017

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	5 Carramar Dr FRANKSTON 3199	\$570,000	13/09/2017
2	37 Wolsley Av FRANKSTON 3199	\$560,000	20/09/2017
3	12 Emerson CI FRANKSTON 3199	\$550,500	15/09/2017

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: House (Previously Occupied - Detached)

Land Size: 569 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median House Price

September quarter 2017: \$616,000

Comparable Properties



5 Carramar Dr FRANKSTON 3199 (REI)

Agent Comments

4 2 3

Price: \$570,000

Method: Private Sale

Date: 13/09/2017

Rooms: 9

Property Type: House (Res)

Land Size: 570 sqm approx



37 Wolsley Av FRANKSTON 3199 (REI)

Agent Comments

3 1 -

Price: \$560,000

Method: Private Sale

Date: 20/09/2017

Rooms: -

Property Type: House

Land Size: 558 sqm approx



12 Emerson Cl FRANKSTON 3199 (REI)

Agent Comments

3 1 -

Price: \$550,500

Method: Private Sale

Date: 15/09/2017

Rooms: -

Property Type: House

Land Size: 551 sqm approx