

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

37 Margate Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$695,000 & \$725,000

Median sale price

Median price \$604,500 Property Type House Suburb Frankston

Period - From 01/07/2019 to 30/06/2020 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	8 Frome Av FRANKSTON 3199	\$720,000	14/05/2020
2	7 Goldborough Ct FRANKSTON SOUTH 3199	\$720,000	22/07/2020
3	3 Burswood CI FRANKSTON SOUTH 3199	\$700,000	21/04/2020

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:

03/08/2020 11:38



Property Type: House (Res)

Land Size: 832 sqm approx

Agent Comments

Comparable Properties



8 Frome Av FRANKSTON 3199 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 14/05/2020

Property Type: House (Res)

Land Size: 782 sqm approx



7 Goldborough Ct FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 22/07/2020

Property Type: House

Land Size: 698 sqm approx



3 Burswood CI FRANKSTON SOUTH 3199 (VG) Agent Comments



Price: \$700,000

Method: Sale

Date: 21/04/2020

Property Type: House (Res)

Land Size: 659 sqm approx