

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	4/2 Kelman Street, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between \$390,000	&	\$420,000
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Median sale price

Median price	\$415,000	Hou	se	Unit	х	Subu	Frankston
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

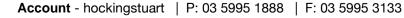
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	4/36-38 Denbigh St FRANKSTON 3199	\$435,000	24/12/2017
2	19/256 Cranbourne Rd FRANKSTON 3199	\$410,000	25/11/2017
3	4/5 Sheridan Av FRANKSTON 3199	\$407,500	02/12/2017

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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hockingstuart





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$390,000 - \$420,000 **Median Unit Price** September guarter 2017: \$415,000

Comparable Properties



4/36-38 Denbigh St FRANKSTON 3199 (REI)

-2

Price: \$435,000 Method: Private Sale Date: 24/12/2017

Rooms: -

Property Type: Unit

Agent Comments



19/256 Cranbourne Rd FRANKSTON 3199

(REI)

3





Price: \$410,000 Method: Auction Sale Date: 25/11/2017

Rooms: 7

Property Type: Unit

Agent Comments



4/5 Sheridan Av FRANKSTON 3199 (REI)

— 2



Price: \$407,500 Method: Auction Sale Date: 02/12/2017

Rooms: 4 Property Type: Unit

Land Size: 199 sqm approx

Agent Comments

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