

## 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

4/2 Kelman Street, Frankston Vic 3199

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$420,000

#### Median sale price

Median price \$415,000

House

Unit

X

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	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.



2   -  

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

September quarter 2017: \$415,000

## Comparable Properties



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

**Agent Comments**

2   1   2

**Price:** \$435,000

**Method:** Private Sale

**Date:** 24/12/2017

**Rooms:** -

**Property Type:** Unit



**19/256 Cranbourne Rd FRANKSTON 3199 (REI)**

**Agent Comments**

3   1   1

**Price:** \$410,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** 7

**Property Type:** Unit



**4/5 Sheridan Av FRANKSTON 3199 (REI)**

**Agent Comments**

2   1   2

**Price:** \$407,500

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 199 sqm approx