

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

1 Wilbraham Court, Frankston Vic 3199

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$650,000 House X 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	10 Plover CI FRANKSTON 3199	\$634,000	23/09/2017
2	7 St Clere Ct FRANKSTON 3199	\$547,000	16/09/2017
3	9 Lucerne Cr FRANKSTON 3199	\$545,000	18/09/2017

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.



 3  1  0

Rooms:

Property Type: House

Land Size: 556 sqm approx

Agent Comments

Comparable Properties



10 Plover Ct FRANKSTON 3199 (REI/VG)

Agent Comments

 3  1  1

Price: \$634,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)



7 St Clare Ct FRANKSTON 3199 (REI/VG)

Agent Comments

 3  1  2

Price: \$547,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx



9 Lucerne Cr FRANKSTON 3199 (REI/VG)

Agent Comments

 3  1  2

Price: \$545,000

Method: Private Sale

Date: 18/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 536 sqm approx