

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 Hudson Avenue,
FRANKSTON 3199**

Indicative selling price

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

Range \$475,000 - \$500,000

Median sale price

Median **House** for **FRANKSTON** for period **Sep 2017 - Aug 2018**

Sourced from **CoreLogic**.

\$632,500

Comparable property sales

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 the most comparable to the property for sale.

186 Skye Road,
Frankston 3199

Price **\$585,000** Sold 11 April
2018

15 Berberis Crescent,
Frankston 3199

Price **\$555,000** Sold 28 June
2018

3 Tee Tree Court,
Frankston 3199

Price **\$581,000** Sold 08 May
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

House

3 beds

1 baths

1 parking

Biggin & Scott Frankston

23 Playne Street,
Frankston VIC 3188

Contact agents

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