

STATEMENT OF INFORMATION

97 HILLCREST ROAD, FRANKSTON, VIC 3199

PREPARED BY JUAN MERCHAN, UFIRST REAL ESTATE, PHONE: 0425 728 670

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



97 HILLCREST ROAD, FRANKSTON, VIC

3 1 1

Indicative Selling Price

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

Price Range: \$550,000 to \$600,000

Provided by: Juan Merchan, Ufirst Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$555,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



117 WANGARRA RD, FRANKSTON, VIC

3 1 2

Sale Price

***\$590,000**

Sale Date: 28/10/2017

Distance from Property: 906m



18 KILDARE CRT, FRANKSTON, VIC 3199

3 2 2

Sale Price

\$568,000

Sale Date: 04/08/2017

Distance from Property: 544m



19 GLENVIEW CRES, FRANKSTON, VIC

3 2 2

Sale Price

\$560,500

Sale Date: 15/07/2017

Distance from Property: 373m



This report has been compiled on 12/11/2017 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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4 CARLISLE CRT, FRANKSTON, VIC 3199

 **4**  **3**  **2**

Sale Price

***\$595,000**

Sale Date: 13/10/2017

Distance from Property: 738m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 HILLCREST ROAD, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$555,000

House

X

Unit


Suburb

FRANKSTON

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
117 WANGARRA RD, FRANKSTON, VIC 3199	*\$590,000	28/10/2017
18 KILDARE CRT, FRANKSTON, VIC 3199	\$568,000	04/08/2017
19 GLENVIEW CRES, FRANKSTON, VIC 3199	\$560,500	15/07/2017
4 CARLISLE CRT, FRANKSTON, VIC 3199	*\$595,000	13/10/2017