

## 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







**Indicative Selling Price** 

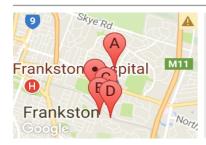
For the meaning of this price see consumer.vic.au/underquoting

**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







Sale Price

\*\$590,000

Sale Date: 28/10/2017

Distance from Property: 906m





## 18 KILDARE CRT, FRANKSTON, VIC 3199







Sale Price

\$568,000

Sale Date: 04/08/2017

Distance from Property: 544m





19 GLENVIEW CRES, FRANKSTON, VIC







**Sale Price** 

\$560,500

Sale Date: 15/07/2017

Distance from Property: 373m







## 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	p	pricefinder	

## 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