

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 60 Blaxland Avenue, Frankston South Vic 3199

Indicative selling price

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

Range between \$695,000 & \$764,000

Median sale price

Median price \$848,444 House X Unit Suburb Frankston South
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	68 Culcairn Dr FRANKSTON SOUTH 3199	\$720,000	12/01/2018
2	30 Heritage Av FRANKSTON SOUTH 3199	\$675,500	15/12/2017
3	24 Heritage Av FRANKSTON SOUTH 3199	\$670,000	16/02/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$695,000 - \$764,000
Median House Price
 December quarter 2017: \$848,444

Comparable Properties



68 Culcairn Dr FRANKSTON SOUTH 3199
 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 12/01/2018
Rooms: 7
Property Type: House
Land Size: 648 sqm approx



30 Heritage Av FRANKSTON SOUTH 3199
 (REI/VG)

Agent Comments



Price: \$675,500
Method: Private Sale
Date: 15/12/2017
Rooms: -
Property Type: House
Land Size: 677 sqm approx

24 Heritage Av FRANKSTON SOUTH 3199
 (REI/VG)

Agent Comments



Price: \$670,000
Method: Sold Before Auction
Date: 16/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 685 sqm approx