

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for sale
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Address	10 Frome Avenue, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$715,000
		N.	

Median sale price

Median price	\$557,000	Н	House X		Suburb Frankston		Frankston
Period - From	01/01/2017	to	31/03/2017		Source	REIV	1

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
45 Frome Av FRANKSTON 3199	\$711,000	05/03/2017
36 Lardner Rd FRANKSTON 3199	\$655,000	08/04/2017
21 Bayview Rd FRANKSTON 3199	\$650,500	18/03/2017





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Rooms: 5

Property Type: House Land Size: 771 sqm Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median House Price March quarter 2017: \$557,000

Comparable Properties



45 Frome Av FRANKSTON 3199 (REI)

3

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a.

Price: \$711,000 Method: Auction Sale Date: 05/03/2017 Rooms: 4

Property Type: House (Res) **Land Size:** 627 sqm

Agent Comments



36 Lardner Rd FRANKSTON 3199 (REI)

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Price: \$655,000 Method: Private Sale Date: 08/04/2017 Rooms: 6

Property Type: House Land Size: 693 sqm

Agent Comments



21 Bayview Rd FRANKSTON 3199 (REI)

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Price: \$650,500 Method: Auction Sale Date: 18/03/2017 Rooms: 4

Property Type: House **Land Size:** 651 sqm

Agent Comments

Account - Eview Group Frankston





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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