

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

10 Frome Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$557,000

House

X

Suburb

Frankston

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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



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)

[Agent Comments](#)



Price: \$711,000
Method: Auction Sale
Date: 05/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 627 sqm



36 Lardner Rd FRANKSTON 3199 (REI)

[Agent Comments](#)



Price: \$655,000
Method: Private Sale
Date: 08/04/2017
Rooms: 6
Property Type: House
Land Size: 693 sqm



21 Bayview Rd FRANKSTON 3199 (REI)

[Agent Comments](#)



Price: \$650,500
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House
Land Size: 651 sqm