

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

19 Bayview Road, Frankston Vic 3199

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$623,000

House

X

Unit

Suburb

Frankston

Period - From

01/01/2018

to

31/03/2018

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	17 Frome Av FRANKSTON 3199	\$685,000	14/04/2018
2	3 Eton Ct FRANKSTON 3199	\$665,000	01/03/2018
3	40 Murawa St FRANKSTON 3199	\$650,000	17/02/2018

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.~~



2 1 1

Rooms:
Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
Median House Price
March quarter 2018: \$623,000

Comparable Properties



17 Frome Av FRANKSTON 3199 (REI)

Agent Comments

3 1 -

Price: \$685,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx



3 Eton Ct FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 1

Price: \$665,000
Method: Sold Before Auction
Date: 01/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 705 sqm approx



40 Murawa St FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 2

Price: \$650,000
Method: Private Sale
Date: 17/02/2018
Rooms: -
Property Type: House
Land Size: 579 sqm approx