

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

101/44 Beach Street, Frankston Vic 3199

Indicative selling price

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

Range between \$275,000

&

\$295,000

Median sale price

Median price \$399,000

House

Unit

X

Suburb

Frankston

Period - From 01/01/2017

to

31/12/2017

Source

REIV

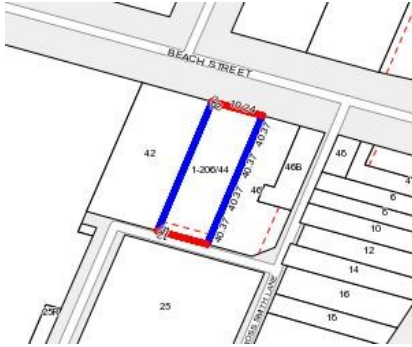
Comparable property sales (*Delete A or B below as applicable)

- 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	5/386 Nepean Hwy FRANKSTON 3199	\$367,000	22/02/2018
2	4/11 Duncan Av SEAFORD 3198	\$335,700	31/10/2017
3	2/1-3 Skye Rd FRANKSTON 3199	\$320,000	22/01/2018

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: Apartment
Agent Comments

Indicative Selling Price

\$275,000 - \$295,000

Median Unit Price

Year ending December 2017: \$399,000

Comparable Properties



5/386 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments



Price: \$367,000

Method: Private Sale

Date: 22/02/2018

Rooms: -

Property Type: Unit

Land Size: 59 sqm approx



4/11 Duncan Av SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$335,700

Method: Private Sale

Date: 31/10/2017

Rooms: 2

Property Type: Unit



2/1-3 Skye Rd FRANKSTON 3199 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 22/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)