

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

1 Panmure Street, Frankston Vic 3199

Indicative selling price

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

Range between \$589,000 & \$619,000

Median sale price

Median price \$588,000

Property Type House

Suburb Frankston

Period - From 01/07/2019 to 30/09/2019 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 59 Frank St FRANKSTON 3199	\$595,000	05/07/2019
2 18 Augusta Cr FRANKSTON 3199	\$585,000	18/11/2019
3 2 Panmure St FRANKSTON 3199	\$575,000	13/08/2019

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.~~

This Statement of Information was prepared on: 05/12/2019 11:47



Property Type: House (Res)
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
\$589,000 - \$619,000
Median House Price
September quarter 2019: \$588,000

Comparable Properties



59 Frank St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 05/07/2019
Property Type: House
Land Size: 664 sqm approx



18 Augusta Cr FRANKSTON 3199 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 18/11/2019
Property Type: House
Land Size: 356 sqm approx



2 Panmure St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 13/08/2019
Rooms: 6
Property Type: House
Land Size: 586 sqm approx