Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 1 Panmure Street, Frankston Vic 3199							
ndicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$58	9,000	&	\$619,000				

Median sale price

Median price	\$588,000	Pro	perty 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.

Ad	dress 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)





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



18 Augusta Cr FRANKSTON 3199 (REI)

3





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



2 Panmure St FRANKSTON 3199 (REI/VG)

3





Price: \$575,000 Method: Private Sale Date: 13/08/2019

Rooms: 6

Property Type: House Land Size: 586 sqm approx **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.