

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

7 Ferndale Drive, Frankston Vic 3199

Indicative selling price

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

Range between \$770,000

&

\$840,000

Median sale price

Median price \$752,000

Property Type House

Suburb Frankston

Period - From 01/07/2021

to 30/09/2021

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	49 Aquarius Dr FRANKSTON 3199	\$822,000	16/10/2021
2	2 Oleosa Ct FRANKSTON 3199	\$790,000	21/09/2021
3	49 Ferndale Dr FRANKSTON 3199	\$770,000	29/06/2021

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:

20/10/2021 13:27



Property Type: House (Previously Occupied - Detached)
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median House Price
September quarter 2021: \$752,000

Comparable Properties

49 Aquarius Dr FRANKSTON 3199 (REI)

Agent Comments



Price: \$822,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 673 sqm approx

2 Oleosa Ct FRANKSTON 3199 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 21/09/2021
Rooms: 7
Property Type: House (Res)
Land Size: 566 sqm approx



49 Ferndale Dr FRANKSTON 3199 (VG)

Agent Comments



Price: \$770,000
Method: Sale
Date: 29/06/2021
Property Type: House (Res)
Land Size: 680 sqm approx