

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

3/12-14 Hill Street, Frankston Vic 3199

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000

&

\$460,000

Median sale price

Median price \$435,000

House

Unit

X

Suburb

Frankston

Period - From 01/10/2017

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	1/39 Jacana Av FRANKSTON 3199	\$482,500	06/11/2017
2	11/36-38 Denbigh St FRANKSTON 3199	\$479,500	11/10/2017
3	1/174 Cranbourne Rd FRANKSTON 3199	\$470,000	15/11/2017

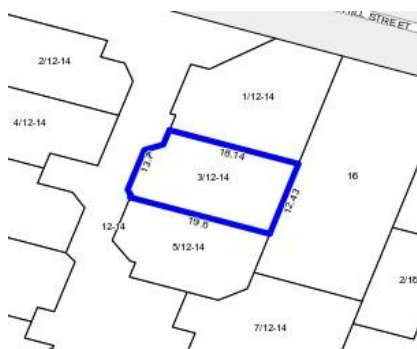
OR

- 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.

3/12-14 Hill Street, Frankston Vic 3199

hockingstuart

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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
December quarter 2017: \$435,000

Comparable Properties



1/39 Jacana Av FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 1

Price: \$482,500
Method: Private Sale
Date: 06/11/2017
Rooms: 4
Property Type: Unit



11/36-38 Denbigh St FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 1

Price: \$479,500
Method: Private Sale
Date: 11/10/2017
Rooms: 4
Property Type: Unit



1/174 Cranbourne Rd FRANKSTON 3199 (REI)

Agent Comments

3 1 3

Price: \$470,000
Method: Sold Before Auction
Date: 15/11/2017
Rooms: 6
Property Type: Unit
Land Size: 391 sqm approx