



eview
GROUP

Michelle Braggins
8781 3888
0405 512 999

michelle.braggins@eview.com.au

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

102 McMahons Road, Frankston Vic 3199

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb Frankston

Period - From 01/04/2017

to

30/06/2017

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	4 David St FRANKSTON 3199	\$790,000	13/09/2017
2	1 Leith Ct FRANKSTON 3199	\$670,000	29/07/2017
3	86 McMahons Rd FRANKSTON 3199	\$651,000	22/04/2017

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.~~



Rooms: 6

Property Type: House

Agent Comments

Comparable Properties

4 David St FRANKSTON 3199 (REI)

Agent Comments



Price: \$790,000

Method: Sold Before Auction

Date: 13/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 627 sqm approx



1 Leith Ct FRANKSTON 3199 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx



86 McMahons Rd FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$651,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 635 sqm approx