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Statement of Information

Single residential property located in the Melbourne metropolitan

	Section 47AF of the Estate Agents Act 198				
Property offered for	sale				
Address Including suburb and postcode	102 Mcmaho	ons Road, Frank	ston Vic 3199		
Indicative selling pri	ce				
For the meaning of this	price see cons	sumer.vic.gov.au	/underquoting		
Range between \$690,	,000	&	\$750,000		
Median sale price					
Median price \$600,0	00 Hou	se X	Unit	Suburb	Frankston
Period - From 01/04/2	2017 to	30/06/2017	Source	REIV	
Comparable property	y sales (*Del	lete A or B bel	ow as applical	ble)	
				ne property for sale	

property for sale.

Ad	dress 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

8* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

Account - Eview Group Frankston





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> **Indicative Selling Price** \$690,000 - \$750,000 **Median House Price** June quarter 2017: \$600,000





Property Type: House **Agent Comments**

Comparable Properties

4 David St FRANKSTON 3199 (REI)

3

Price: \$790.000

Method: Sold Before Auction

Date: 13/09/2017

Rooms: -

Property Type: House (Res) Land Size: 627 sqm approx

Agent Comments



1 Leith Ct FRANKSTON 3199 (REI)

Price: \$670,000 Method: Auction Sale Date: 29/07/2017 Rooms: -

Property Type: House (Res) Land Size: 594 sqm approx **Agent Comments**



86 Mcmahons Rd FRANKSTON 3199 (REI/VG) Agent Comments

3

Price: \$651,000 Method: Auction Sale Date: 22/04/2017

Property Type: House (Res) Land Size: 635 sqm approx

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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.