

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

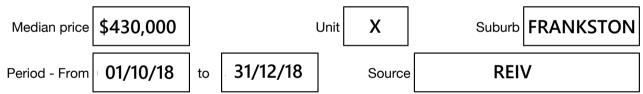
UNIT 26/2 SPRAY STREET, FRANKSTON, VIC 3199

Indicative selling price

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

 Range between
 \$370,000
 &
 \$395,000

 Median sale price



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	3/69-71 Beach St FRANKSTON 3199	\$425,000	07/12/2018
2	34/2 Spray St FRANKSTON 3199	\$420,000	21/09/2018
3	48/2 Spray St FRANKSTON 3199	\$400,000	10/10/2018

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.

Account - Eview Group Frankston

propertydata

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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.







Rooms: 4 Property Type: Unit Indicative Selling Price \$370,000 - \$395,000 Median Unit Price December quarter 2018: \$430,000

Comparable Properties



3/69-71 Beach St FRANKSTON 3199 (REI/VG)



Price: \$425,000 **Method:** Private Sale **Date:** 07/12/2018

Property Type: Unit



34/2 Spray St FRANKSTON 3199 (REI/VG)



Price: \$420,000 Method: Private Sale Date: 21/09/2018 Rooms: 3 Property Type: Unit



48/2 Spray St FRANKSTON 3199 (REI/VG)



Price: \$400,000 Method: Private Sale Date: 10/10/2018 Rooms: 3 Property Type: Unit

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