

## 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](http://consumer.vic.gov.au/underquoting)

Range between

\$370,000

&

\$395,000

#### Median sale price

Median price

\$430,000

Unit

X

Suburb

FRANKSTON

Period - From

01/10/18

to

31/12/18

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	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.



2   1   1

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)

2   1   1

Price: \$425,000

Method: Private Sale

Date: 07/12/2018

Property Type: Unit



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

2   1   1

Price: \$420,000

Method: Private Sale

Date: 21/09/2018

Rooms: 3

Property Type: Unit



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

2   1   1

Price: \$400,000

Method: Private Sale

Date: 10/10/2018

Rooms: 3

Property Type: Unit