## hockingstuart

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**Indicative Selling Price** \$460,000 - \$506,000 **Median House Price** March quarter 2017: \$557,000





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 592 sqm **Agent Comments** 

### Comparable Properties



28 Carramar Dr FRANKSTON 3199 (REI)





Price: \$490,000 Method: Private Sale Date: 26/01/2017

Rooms: -

Property Type: House

**Agent Comments** 

4 Benanee Dr FRANKSTON 3199 (REI)



Price: \$485.000 Method: Private Sale Date: 20/01/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



78 Dalpura Cirt FRANKSTON 3199 (VG)

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Price: \$461,000 Method: Sale Date: 15/12/2016

Rooms: -

Property Type: House (Res) Land Size: 587 sqm

Agent Comments

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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$460,000	&	\$506,000
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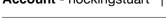
#### Median sale price

Median price	\$557,000	Н	ouse X	Sul	burb	Frankston	
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
28 Carramar Dr FRANKSTON 3199	\$490,000	26/01/2017
4 Benanee Dr FRANKSTON 3199	\$485,000	20/01/2017
78 Dalpura Cirt FRANKSTON 3199	\$461,000	15/12/2016





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