Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode						
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						

&

Median sale price

Range between \$790,000

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Frankston South
Period - From	01/07/2021	to	30/09/2021		Source	REIV	

\$850,000

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	37 Brighton St FRANKSTON SOUTH 3199	\$855,000	28/09/2021
2			
3			

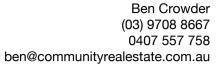
OR

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.

This Statement of Information was prepared on:	28/10/2021 11:17







Indicative Selling Price \$790,000 - \$850,000 **Median House Price**

September quarter 2021: \$1,250,000

Agent Comments



Property Type: House (Res) Land Size: 424 sqm approx **Agent Comments**

Comparable Properties



37 Brighton St FRANKSTON SOUTH 3199 (REI)

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Price: \$855,000 Method: Private Sale Date: 28/09/2021

Property Type: House (Res)

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.

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