

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

25 Gulwa Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$665,750

Property Type House

Suburb Frankston

Period - From 01/07/2020

to 30/06/2021

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	5 Valley Rd FRANKSTON 3199	\$677,000	04/05/2021
2	9 Kitara Ct FRANKSTON 3199	\$648,000	17/07/2021
3	1 Pericoe St FRANKSTON 3199	\$640,000	08/06/2021

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:

07/10/2021 14:54



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median House Price
Year ending June 2021: \$665,750

Comparable Properties



5 Valley Rd FRANKSTON 3199 (VG)

Agent Comments



Price: \$677,000
Method: Sale
Date: 04/05/2021
Property Type: House (Res)
Land Size: 617 sqm approx



9 Kitara Ct FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$648,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House
Land Size: 629 sqm approx



1 Pericoe St FRANKSTON 3199 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 08/06/2021
Property Type: Flat
Land Size: 652 sqm approx

Account - Greg Hocking Bayside Living | P: 95890222