

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

39 Murawa Street, Frankston Vic 3199

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$681,000

Property Type

House

Suburb

Frankston

Period - From

01/01/2021

to

31/03/2021

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	11 Sandgate Av FRANKSTON 3199	\$815,400	02/06/2021
2	17 Blaxland Av FRANKSTON SOUTH 3199	\$788,000	26/05/2021
3	1 Settlers Way FRANKSTON SOUTH 3199	\$782,000	17/05/2021

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:

12/06/2021 13:08



Property Type: House (Previously Occupied - Detached)

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



11 Sandgate Av FRANKSTON 3199 (REI)

Agent Comments



Price: \$815,400

Method: Private Sale

Date: 02/06/2021

Property Type: House

Land Size: 759 sqm approx



17 Blaxland Av FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$788,000

Method: Private Sale

Date: 26/05/2021

Property Type: House

Land Size: 617 sqm approx



1 Settlers Way FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$782,000

Method: Private Sale

Date: 17/05/2021

Property Type: House

Land Size: 677 sqm approx