Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	39 Murawa Street, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$820,000
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Median sale price

Median price	\$681,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



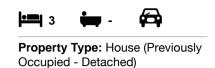
Date of sale



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> **Indicative Selling Price** \$750,000 - \$820,000 **Median House Price** March quarter 2021: \$681,000





Land Size: 582 sqm approx **Agent Comments**

Comparable Properties



11 Sandgate Av FRANKSTON 3199 (REI)

--- 3





Price: \$815,400 Method: Private Sale Date: 02/06/2021

Property Type: House Land Size: 759 sqm approx **Agent Comments**



17 Blaxland Av FRANKSTON SOUTH 3199

(REI)





Price: \$788,000 Method: Private Sale Date: 26/05/2021 Property Type: House Land Size: 617 sqm approx Agent Comments



1 Settlers Way FRANKSTON SOUTH 3199

(REI)

--- 3



Price: \$782,000 Method: Private Sale Date: 17/05/2021 Property Type: House Land Size: 677 sqm approx Agent Comments

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