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	1/32 Pine Hill Drive, Frankston Vic 3199

Indicative selling price

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

Range between	$530,000	&	$580,000

Median sale price

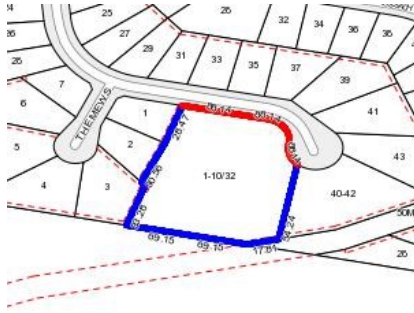| Median price	$415,000	House		Unit	X	Suburb	Frankston
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

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	117 Wangarra Rd FRANKSTON 3199	$590,000	28/10/2017
2	45 Willow Rd FRANKSTON 3199	$580,000	08/08/2017
3	12/5 Sanders Rd FRANKSTON SOUTH 3199	$575,000	15/09/2017

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.~~

🛏 3   🛁 2   🚗 2

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 – $580,000
Median Unit Price
September quarter 2017: $415,000

Comparable Properties

117 Wangarra Rd FRANKSTON 3199 (REI)

🛏 3   🛁 1   🚗 2

Price: $590,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House
Land Size: 576 sqm approx

Agent Comments

45 Willow Rd FRANKSTON 3199 (REI)

🛏 3   🛁 2   🚗 2

Price: $580,000
Method: Private Sale
Date: 08/08/2017
Rooms: -
Property Type: House

Agent Comments

12/5 Sanders Rd FRANKSTON SOUTH 3199 (REI)

🛏 3   🛁 2   🚗 2

Price: $575,000
Method: Private Sale
Date: 15/09/2017
Rooms: 7
Property Type: Townhouse (Single)

Agent Comments

REIV   propertydata.com.au