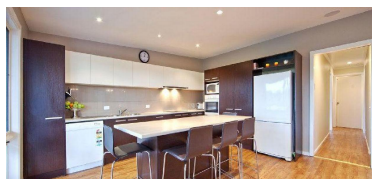


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 CHRISTOPHER DRIVE, FRANKSTON

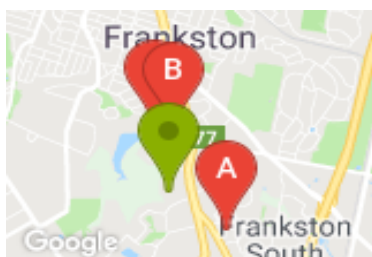
 4  2  2

Indicative Selling Price

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

Price Range: \$800,000 to \$880,000

MEDIAN SALE PRICE



FRANKSTON SOUTH, VIC, 3199

Suburb Median Sale Price (House)

\$815,000

01 July 2018 to 30 June 2019

Provided by: 

COMPARABLE PROPERTIES

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.



15 CRESTVIEW CRT, FRANKSTON SOUTH, VIC

 4  2  4

Sale Price

***\$815,000**

Sale Date: 06/06/2019

Distance from Property: 936m



113 CASUARINA DR, FRANKSTON SOUTH, VIC

 3  2  2

Sale Price

\$775,000

Sale Date: 16/04/2019

Distance from Property: 871m



41 SANDERS RD, FRANKSTON SOUTH, VIC

 3  2  4

Sale Price

\$870,000

Sale Date: 16/03/2019

Distance from Property: 918m



This report has been compiled on 15/08/2019 by Impact Realty Group. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

29 CHRISTOPHER DRIVE, FRANKSTON SOUTH, VIC 3199

Indicative selling price

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

Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$815,000

House

☒

Unit

☐

Suburb

FRANKSTON

Period

01 July 2018 to 30 June 2019

Source


pricefinder

Comparable property sales

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

15 CRESTVIEW CRT, FRANKSTON SOUTH, VIC 3199	*\$815,000	06/06/2019
113 CASUARINA DR, FRANKSTON SOUTH, VIC 3199	\$775,000	16/04/2019
41 SANDERS RD, FRANKSTON SOUTH, VIC 3199	\$870,000	16/03/2019