

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 3/402 Nepean Highway, Frankston Vic 3199

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$446,000 House Unit X Suburb Frankston

Period - From 01/10/2017 to 30/09/2018 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	3/9 Petrie St FRANKSTON 3199	\$335,200	04/10/2018
2	2/21 Petrie St FRANKSTON 3199	\$330,750	17/07/2018
3	5/24 Petrie St FRANKSTON 3199	\$320,000	30/08/2018

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.



2 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending September 2018: \$446,000

Comparable Properties



3/9 Petrie St FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$335,200

Method: Private Sale

Date: 04/10/2018

Rooms: -

Property Type: Unit



2/21 Petrie St FRANKSTON 3199 (VG)

Agent Comments

2 - -

Price: \$330,750

Method: Sale

Date: 17/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



5/24 Petrie St FRANKSTON 3199 (VG)

Agent Comments

1 - -

Price: \$320,000

Method: Sale

Date: 30/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)