

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

13 Picnic Street, Frankston South Vic 3199

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$835,000 Property Type House Suburb Frankston South

Period - From 01/01/2020 to 31/03/2020 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	17 Dunstan St FRANKSTON SOUTH 3199	\$770,000	28/04/2020
2	24 Pastoral St FRANKSTON SOUTH 3199	\$730,000	13/05/2020
3	64 Overport Rd FRANKSTON SOUTH 3199	\$710,000	14/02/2020

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:

18/06/2020 15:13



4 2 2

Property Type: House
Land Size: 807 approx sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
March quarter 2020: \$835,000

Comparable Properties



17 Dunstan St FRANKSTON SOUTH 3199 (REI) [Agent Comments](#)

4 2 2

Price: \$770,000
Method: Private Sale
Date: 28/04/2020
Property Type: House (Res)
Land Size: 616 sqm approx



24 Pastoral St FRANKSTON SOUTH 3199 (REI) [Agent Comments](#)

4 2 1

Price: \$730,000
Method: Private Sale
Date: 13/05/2020
Rooms: 5
Property Type: House (Res)
Land Size: 823 sqm approx



64 Overport Rd FRANKSTON SOUTH 3199 (VG) [Agent Comments](#)

4 - -

Price: \$710,000
Method: Sale
Date: 14/02/2020
Property Type: House (Res)
Land Size: 455 sqm approx