

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



93 ROBINSONS ROAD, FRANKSTON, VIC 🕮 4 🕒 2 🚓 2

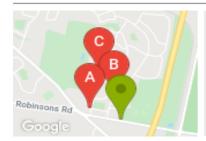
Indicative Selling Price

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

\$640,000 to \$690,000 Price Range:

Provided by: Brian Terry, C&G Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$600,000

01 July 2019 to 30 June 2020

Provided by: **pricefinder**

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.



7 FRANCISCAN AVE, FRANKSTON, VIC 3199







Sale Price

*\$675,500

Sale Date: 01/07/2020

Distance from Property: 428m





310 HEATHERHILL RD, FRANKSTON, VIC 3199 🕮 4 🕒 2







Sale Price

\$630,000

Sale Date: 01/08/2019

Distance from Property: 358m





12 RAPHAEL CRES, FRANKSTON, VIC 3199







Sale Price

\$625.000

Sale Date: 26/04/2020

Distance from Property: 732m



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

93 ROBINSONS ROAD, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range: \$640,000 to \$690,000

Median sale price

Median price	\$600,000	Property type	House	Suburb	FRANKSTON
Period	01 July 2019 to 30 June 2020		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
7 FRANCISCAN AVE, FRANKSTON, VIC 3199	*\$675,500	01/07/2020
310 HEATHERHILL RD, FRANKSTON, VIC 3199	\$630,000	01/08/2019
12 RAPHAEL CRES, FRANKSTON, VIC 3199	\$625,000	26/04/2020

This Statement of Information was prepared

06/08/2020

