

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 4/36-38 Denbigh Street, Frankston Vic 3199

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$445,000 House Unit X Suburb Frankston

Period - From 01/01/2018 to 31/12/2018 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	4/40 Frome Av FRANKSTON 3199	\$436,500	08/12/2018
2	4/34 Lewis St FRANKSTON 3199	\$432,500	21/11/2018
3	3/69-71 Beach St FRANKSTON 3199	\$425,000	07/12/2018

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 1 2

Rooms:

Property Type: Unit

Agent Comments

Indicative Selling Price

\$445,000

Median Unit Price

Year ending December 2018: \$445,000

Comparable Properties



4/40 Frome Av FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$436,500

Method: Private Sale

Date: 08/12/2018

Rooms: -

Property Type: Unit

Land Size: 159 sqm approx



4/34 Lewis St FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$432,500

Method: Private Sale

Date: 21/11/2018

Rooms: -

Property Type: Unit

Land Size: 172 sqm approx



3/69-71 Beach St FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 07/12/2018

Rooms: -

Property Type: Unit

Land Size: 198 sqm approx