

Anthony Sansalone 0432 045 589 asansalone@hockingstuart.com.au

#### 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	4/36-38 Denbigh Street, Frankston Vic 3199
Including suburb and	
postcode	

#### 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	Hou	se	Unit	Х	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.

Ad	dress 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.

Account - hockingstuart | P: 03 5995 1888 | F: 03 5995 3133





Generated: 06/02/2019 11:18

## hockingstuart

Anthony Sansalone 0432 045 589 asansalone@hockingstuart.com.au

> **Indicative Selling Price** \$445,000 **Median Unit Price**

Year ending December 2018: \$445,000





Rooms:

Property Type: Unit Agent Comments

### Comparable Properties



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





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)







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)





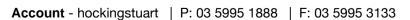


**-**2

Price: \$425,000 Method: Private Sale Date: 07/12/2018 Rooms: -

Property Type: Unit

Land Size: 198 sqm approx







The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 06/02/2019 11:18

Agent Comments

Agent Comments

**Agent Comments**