

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 Tee Court, Frankston Vic 3199

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Frankston

Period - From

01/04/2017

to

30/06/2017

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	35 Wangarra Rd FRANKSTON 3199	\$516,000	23/03/2017
2	52 Belar Av FRANKSTON 3199	\$510,000	26/05/2017
3	21 Glenview Cr FRANKSTON 3199	\$508,000	01/04/2017

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.



3 1

Rooms:

Property Type: House (Res)

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



35 Wangarra Rd FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 2

Price: \$516,000

Method: Private Sale

Date: 23/03/2017

Rooms: 8

Property Type: House (Res)

Land Size: 655 sqm approx



52 Belar Av FRANKSTON 3199 (REI)

Agent Comments

3 1 1

Price: \$510,000

Method: Private Sale

Date: 26/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 650 sqm approx



21 Glenview Cr FRANKSTON 3199 (REI)

Agent Comments

3 2 3

Price: \$508,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 8

Property Type: House