

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$415,000 House Unit X Suburb Frankston

Period - From 01/07/2017 to 30/09/2017 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 | 1/18 Nolan St FRANKSTON 3199 | \$451,500 | 26/09/2017 |
| 2 | 6/29 Kars St FRANKSTON 3199 | \$450,100 | 05/09/2017 |
| 3 | 3/19 Kars St FRANKSTON 3199 | \$440,000 | 15/09/2017 |

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.



2 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



1/18 Nolan St FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$451,500

Method: Private Sale

Date: 26/09/2017

Rooms: 3

Property Type: Unit



6/29 Kars St FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$450,100

Method: Private Sale

Date: 05/09/2017

Rooms: 5

Property Type: Unit

Land Size: 206 sqm approx

3/19 Kars St FRANKSTON 3199 (VG)

Agent Comments

2 - -

Price: \$440,000

Method: Sale

Date: 15/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)