hockingstuart

Aaron Froling 03 9781 3366 0410 566 618 afroling@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 Including suburb and postcode

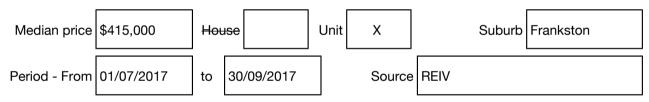
4/36-38 Denbigh Street, Frankston Vic 3199

Indicative selling price

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

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

Median sale price



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.

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

propertydata

Generated: 27/12/2017 09:35

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.



hockingstuart

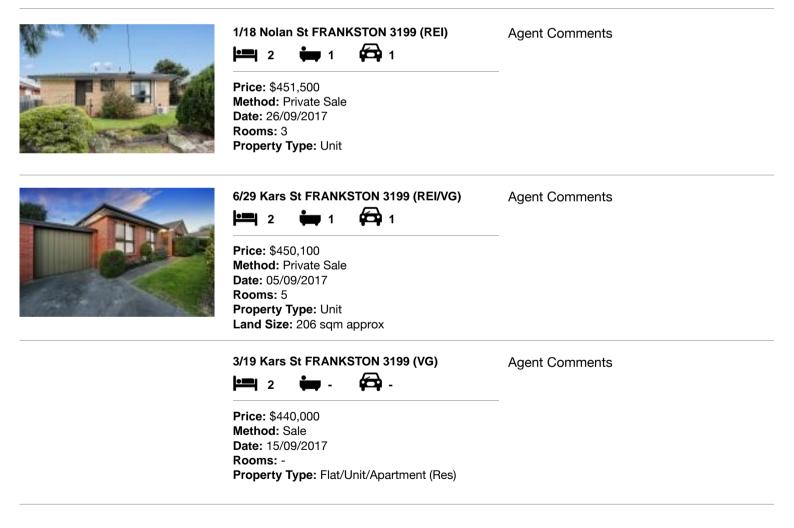




Rooms: Property Type: House (Res) Agent Comments Aaron Froling 03 9781 3366 0410 566 618 afroling@hockingstuart.com.au

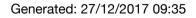
Indicative Selling Price \$430,000 - \$470,000 Median Unit Price September quarter 2017: \$415,000

Comparable Properties



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

propertydata



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.

