

## 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

92 McMahons Road, Frankston Vic 3199

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&amp;

\$650,000

**Median sale price**

Median price \$623,000

House

X

Unit

Suburb Frankston

Period - From 01/01/2018

to

31/03/2018

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 | 5 Jolly St FRANKSTON 3199      | \$686,000 | 17/03/2018   |
| 2 | 13 Royle St FRANKSTON 3199     | \$654,000 | 03/03/2018   |
| 3 | 5 Cliveden Av FRANKSTON 3199   | \$618,000 | 17/01/2018   |

**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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 590 sqm approx

Agent Comments

## Comparable Properties

**5 Jolly St FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$686,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



**13 Royle St FRANKSTON 3199 (REI/VG)**

Agent Comments



**Price:** \$654,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**5 Cliveden Av FRANKSTON 3199 (REI)**

Agent Comments



**Price:** \$618,000

**Method:** Private Sale

**Date:** 17/01/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 590 sqm approx