

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 MARGATE AVENUE, FRANKSTON, VIC

3 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

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

Price Range: **550,000 to 600,000**

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$500,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



10 MARGATE AVE, FRANKSTON, VIC 3199

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

\$637,500

Sale Date: 25/03/2017

Distance from Property: 242m



16 HILLCREST RD, FRANKSTON, VIC 3199

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

\$660,000

Sale Date: 10/01/2017

Distance from Property: 457m



24 HILLCREST RD, FRANKSTON, VIC 3199

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$630,000

Sale Date: 11/12/2016

Distance from Property: 535m



This report has been compiled on 21/06/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 MARGATE AVENUE, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range: 550,000 to 600,000

Median sale price

Median price

\$500,000

House

☒

Unit

☐

Suburb

FRANKSTON

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

Comparable property sales

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
10 MARGATE AVE, FRANKSTON, VIC 3199	\$637,500	25/03/2017
16 HILLCREST RD, FRANKSTON, VIC 3199	\$660,000	10/01/2017
24 HILLCREST RD, FRANKSTON, VIC 3199	\$630,000	11/12/2016