

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

4/127 Beach Street, Frankston Vic 3199

Indicative selling price

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

Single price \$369,000

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	2/33 Deane St FRANKSTON 3199	\$380,000	03/10/2017
2	2/20 Mereweather Av FRANKSTON 3199	\$368,000	14/10/2017
3	5/7 Colin Av FRANKSTON 3199	\$360,000	16/09/2017

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
 2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$369,000

Median Unit Price
 September quarter 2017: \$415,000

Comparable Properties

2/33 Deane St FRANKSTON 3199 (REI)

Agent Comments

2
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 1

Price: \$380,000
Method: Private Sale
Date: 03/10/2017
Rooms: 5
Property Type: Unit
Land Size: 200 sqm approx



2/20 Mereweather Av FRANKSTON 3199 (REI)

Agent Comments

2
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 1

Price: \$368,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 3
Property Type: Unit



5/7 Colin Av FRANKSTON 3199 (REI)

Agent Comments

2
 1
 1

Price: \$360,000
Method: Private Sale
Date: 16/09/2017
Rooms: -
Property Type: Unit
Land Size: 135 sqm approx