

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/96 CRANBOURNE ROAD, FRANKSTON,  2  1  1

Indicative Selling Price

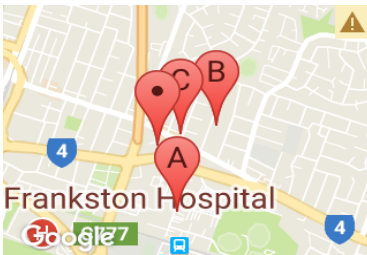
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

Approx \$350K to \$400K

Provided by: Peter Dodd, Austin Professionals

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (Unit)

\$360,000

01 January 2017 to 30 June 2017

Provided by: 

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.



29 DEANE ST, FRANKSTON, VIC 3199

 2  1  1

Sale Price

***\$381,500**

Sale Date: 24/07/2017

Distance from Property: 490m



2/22 LEONARD ST, FRANKSTON, VIC 3199

 2  1  1

Sale Price

\$395,000

Sale Date: 10/05/2017

Distance from Property: 407m



153 BEACH ST, FRANKSTON, VIC 3199

 2  1  1

Sale Price

\$415,000

Sale Date: 01/05/2017

Distance from Property: 168m



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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

4/96 CRANBOURNE ROAD, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

Approx \$350K to \$400K

Median sale price

Median price

\$360,000

House

Unit

X


Suburb

FRANKSTON

Period

01 January 2017 to 30 June 2017

Source



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
29 DEANE ST, FRANKSTON, VIC 3199	*\$381,500	24/07/2017
2/22 LEONARD ST, FRANKSTON, VIC 3199	\$395,000	10/05/2017
153 BEACH ST, FRANKSTON, VIC 3199	\$415,000	01/05/2017