

## 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

3/46 Williams Street, 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 \$530,000

&amp;

\$580,000

## Median sale price

Median price \$415,000

House

Unit

X

Suburb

Frankston

Period - From 01/07/2017

to

30/09/2017

Source

REIV

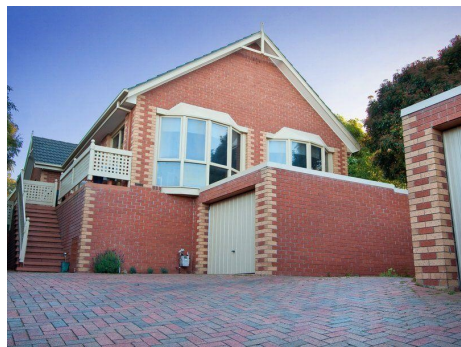
## Comparable property sales (\*Delete A or B below as applicable)

- 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 | 5/6-12 Williams St FRANKSTON 3199 | \$575,000 | 11/11/2017   |
| 2 | 2/4 Denbigh St FRANKSTON 3199     | \$545,000 | 14/09/2017   |
| 3 | 20 George St FRANKSTON 3199       | \$540,000 | 28/09/2017   |

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.



3   
 1   
 2

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** approx 288m2 sqm approx

Agent Comments

**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

September quarter 2017: \$415,000

## Comparable Properties



**5/6-12 Williams St FRANKSTON 3199 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$575,000

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** 3

**Property Type:** Villa

**Land Size:** 192 sqm approx



**2/4 Denbigh St FRANKSTON 3199 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 14/09/2017

**Rooms:** 4

**Property Type:** Townhouse (Single)



**20 George St FRANKSTON 3199 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 28/09/2017

**Rooms:** 3

**Property Type:** Unit