





Rooms:

Property Type: House Land Size: 580 sqm Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median House Price March quarter 2017: \$557,000

Comparable Properties

5 Tooloomba Ct FRANKSTON 3199 (REI)

4





Agent Comments

Price: \$605,000 Method: Private Sale Date: 30/03/2017

Rooms: -

Property Type: House

54 Warrawee Cirt FRANKSTON 3199 (REI)

3







Agent Comments

Price: \$600,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 660 sqm

5 Lalina CI FRANKSTON 3199 (REI)







Agent Comments

Price: \$599,999 Method: Private Sale Date: 15/04/2017 Rooms: -

Property Type: House

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale	
Address	81	
Including suburb and		

postcode

31 Dunsterv	/ille Crescer	nt, Franksto	on Vic 3199		

Indicative selling price

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

\$600,000

Median sale price

Median price	\$557,000	Н	ouse	Х	Su	burb	Frankston
Period - From	01/01/2017	to	31/00	3/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Tooloomba Ct FRANKSTON 3199	\$605,000	30/03/2017
54 Warrawee Cirt FRANKSTON 3199	\$600,000	20/05/2017
5 Lalina CI FRANKSTON 3199	\$599,999	15/04/2017



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