



4 2 1

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)

Agent Comments

4 3 -

Price: \$605,000
Method: Private Sale
Date: 30/03/2017
Rooms: -
Property Type: House

54 Warrawee Cirt FRANKSTON 3199 (REI)

Agent Comments

3 2 1

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

3 2 2

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

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 81 Dunsterville Crescent, Frankston Vic 3199

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$557,000 House X Suburb Frankston

Period - From 01/01/2017 to 31/03/2017 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