

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

8/6 Nursery Avenue, Frankston Vic 3199

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$435,000

House

Unit

X

Suburb

Frankston

Period - From 01/10/2017

to

31/12/2017

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	4/2 Kelman St FRANKSTON 3199	\$490,000	10/02/2018
2	1/25 Ashleigh Av FRANKSTON 3199	\$455,000	15/01/2018
3	32/2 Spray St FRANKSTON 3199	\$430,000	15/02/2018

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 -

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
December quarter 2017: \$435,000

Comparable Properties



4/2 Kelman St FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: Unit



1/25 Ashleigh Av FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$455,000
Method: Private Sale
Date: 15/01/2018
Rooms: -
Property Type: Unit



32/2 Spray St FRANKSTON 3199 (REI)

Agent Comments

2 1 -

Price: \$430,000
Method: Private Sale
Date: 15/02/2018
Rooms: -
Property Type: Unit