



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 639 sqm

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

Year ending March 2017: \$750,000

Comparable Properties

45 Sycamore Rd FRANKSTON SOUTH 3199 (VG)

Agent Comments



Price: \$640,000

Method: Sale

Date: 15/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm



16 Wakefield Av FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$628,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 588 sqm



12 Nareen Ct FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$605,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 540 sqm

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

43 Blaxland Avenue, Frankston South Vic 3199

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$750,000

House X

Suburb Frankston South

Period - From 01/04/2016 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
45 Sycamore Rd FRANKSTON SOUTH 3199	\$640,000	15/03/2017
16 Wakefield Av FRANKSTON SOUTH 3199	\$628,000	04/03/2017
12 Nareen Ct FRANKSTON SOUTH 3199	\$605,000	29/04/2017