





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)

3





Price: \$640,000 Method: Sale Date: 15/03/2017

Rooms: -

Property Type: House (Res) Land Size: 534 sqm

Agent Comments



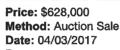








Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 588 sqm



12 Nareen Ct FRANKSTON SOUTH 3199 (REI) Agent Comments

3

Price: \$605,000 Method: Auction Sale Date: 29/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 540 sqm

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Generated: 31/05/2017 11:20

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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 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
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Median sale price

Median price	\$750,000	Н	ouse	Х	Su	ıburb	Frankston South
Period - From	01/04/2016	to	31/0	3/2017	Source	REIV	1

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

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