



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 597 sqm

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median House Price

Year ending March 2017: \$510,000

Comparable Properties

92 Grimwade Cr FRANKSTON 3199 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 07/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 571 sqm



30 Frank St FRANKSTON 3199 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm



21 Glenview Cr FRANKSTON 3199 (REI)

Agent Comments



Price: \$508,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 8

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

2 Daly Street, Frankston Vic 3199

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$510,000

House

X

Suburb

Frankston

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
92 Grimwade Cr FRANKSTON 3199	\$530,000	07/12/2016
30 Frank St FRANKSTON 3199	\$510,000	06/05/2017
21 Glenview Cr FRANKSTON 3199	\$508,000	01/04/2017