

STATEMENT OF INFORMATION

43 DARIUS AVENUE, FRANKSTON, VIC 3199

PREPARED BY US REAL ESTATE, 2/32 PLAYNE STREET FRANKSTON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 DARIUS AVENUE, FRANKSTON, VIC

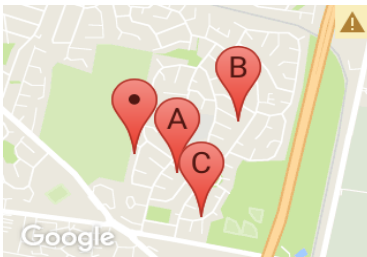
 4  2  2

Indicative Selling Price

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

Price Range: \$640,000 to \$700,000

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$588,250

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 KHARTOUM CRT, FRANKSTON, VIC 3199

 4  2  2

Sale Price

****\$680,000**

Sale Date: 29/12/2017

Distance from Property: 308m



12 SAMANTHA CRT, FRANKSTON, VIC 3199

 4  2  2

Sale Price

***\$655,000**

Sale Date: 22/12/2017

Distance from Property: 709m



13 ISABELLA CRES, FRANKSTON, VIC 3199

 4  2  2

Sale Price

***\$670,000**

Sale Date: 28/10/2017

Distance from Property: 624m



This report has been compiled on 22/02/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

43 DARIUS AVENUE, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$640,000 to \$700,000

Median sale price

Median price

\$588,250

House

X

Unit

Suburb

FRANKSTON

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
5 KHARTOUM CRT, FRANKSTON, VIC 3199	**\$680,000	29/12/2017
12 SAMANTHA CRT, FRANKSTON, VIC 3199	*\$655,000	22/12/2017
13 ISABELLA CRES, FRANKSTON, VIC 3199	*\$670,000	28/10/2017