

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

9/113 Willow Road, Frankston Vic 3199

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price \$440,000 Property Type Unit Suburb Frankston

Period - From 01/07/2020 to 30/09/2020 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	13/23-31 Brooklyn Av FRANKSTON 3199	\$415,000	30/06/2020
2	23/242 Cranbourne Rd FRANKSTON 3199	\$411,000	25/09/2020
3	3/40 Highview Rd FRANKSTON 3199	\$400,000	05/10/2020

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.~~

This Statement of Information was prepared on:

10/12/2020 13:00



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

September quarter 2020: \$440,000

Comparable Properties



13/23-31 Brooklyn Av FRANKSTON 3199 (REI) **Agent Comments**



Price: \$415,000

Method: Private Sale

Date: 30/06/2020

Property Type: Unit



23/242 Cranbourne Rd FRANKSTON 3199 (REI/VG) **Agent Comments**



Price: \$411,000

Method: Private Sale

Date: 25/09/2020

Property Type: Unit

Land Size: 355 sqm approx



3/40 Highview Rd FRANKSTON 3199 (REI/VG) **Agent Comments**



Price: \$400,000

Method: Private Sale

Date: 05/10/2020

Property Type: Unit

Land Size: 197 sqm approx