

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 Isabella Crescent, Frankston Vic 3199

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$595,000

House

X

Unit

Suburb

Frankston

Period - From 01/04/2018

to

31/03/2019

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	14 Schooner Bay Dr FRANKSTON 3199	\$570,000	15/12/2018
2	2 Moola Ct FRANKSTON 3199	\$560,000	14/03/2019
3	80 Raphael Cr FRANKSTON 3199	\$560,000	29/03/2019

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.



3 1 1

Rooms:

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median House Price

Year ending March 2019: \$595,000

Comparable Properties



14 Schooner Bay Dr FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 -

Price: \$570,000

Method: Private Sale

Date: 15/12/2018

Rooms: 4

Property Type: House (Res)

Land Size: 645 sqm approx



2 Moola Ct FRANKSTON 3199 (VG)

Agent Comments

3 - -

Price: \$560,000

Method: Sale

Date: 14/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 721 sqm approx



80 Raphael Cr FRANKSTON 3199 (REI)

Agent Comments

3 1 2

Price: \$560,000

Method: Private Sale

Date: 29/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 726 sqm approx