

Aaron Froling 03 9781 3366 0410 566 618 afroling@hockingstuart.com.au

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	59 Margate Avenue, Frankston Vic 3199					
Address Including suburb and						

Indicative selling price

or the meaning of this price see consumer.vic.gov.au/underquoting					
Range between	\$600,000	&	\$660,000		

Median sale price

Median price	\$616,000	Hou	se X		Unit		Suburb	Frankston
Period - From	01/07/2017	to	30/09/20	17		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.

Add	dress of comparable property	Price	Date of sale
1	5 Miranda PI FRANKSTON 3199	\$650,000	16/09/2017
2	14 Margate Av FRANKSTON 3199	\$640,000	01/07/2017
3	50 Brooklyn Av FRANKSTON 3199	\$611,000	12/08/2017

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.

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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 850 sqm approx

Agent Comments

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Indicative Selling Price \$600,000 - \$660,000 **Median House Price** September quarter 2017: \$616,000

Comparable Properties



5 Miranda PI FRANKSTON 3199 (REI)







Price: \$650,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: House (Res) Land Size: 710 sqm approx

14 Margate Av FRANKSTON 3199 (VG)







Price: \$640,000 Method: Sale Date: 01/07/2017

Rooms: -

Property Type: House (Res) Land Size: 834 sqm approx

50 Brooklyn Av FRANKSTON 3199 (REI)



Price: \$611,000 Method: Auction Sale

Land Size: 654 sqm approx

Agent Comments

Agent Comments

Agent Comments





Date: 12/08/2017 Rooms: -

Property Type: House (Res)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.