

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

3 Charon Court, Frankston Vic 3199

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$616,000

House

X

Unit

Suburb Frankston

Period - From 01/07/2017

to

30/09/2017

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	17 Palkana St FRANKSTON 3199	\$538,000	28/10/2017
2	8 Escabon Gr FRANKSTON 3199	\$531,000	04/10/2017
3	7 Hill St FRANKSTON 3199	\$515,000	11/11/2017

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.



3
 1
 2

Rooms:
Property Type: House
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
 \$490,000 - \$530,000
Median House Price
 September quarter 2017: \$616,000

Comparable Properties



17 Palkana St FRANKSTON 3199 (REI)

Agent Comments

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Price: \$538,000
Method: Private Sale
Date: 28/10/2017
Rooms: -
Property Type: House
Land Size: 616 sqm approx



8 Escabon Gr FRANKSTON 3199 (REI)

Agent Comments

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Price: \$531,000
Method: Private Sale
Date: 04/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 540 sqm approx



7 Hill St FRANKSTON 3199 (REI)

Agent Comments

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Price: \$515,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 595 sqm approx