

#### 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	3 Charon Court, Frankston Vic 3199
Including suburb and	
postcode	

#### 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	Hou	se X	Unit		Suburb	Frankston
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

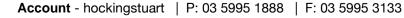
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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## hockingstuart









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)





Price: \$538,000 Method: Private Sale Date: 28/10/2017

Rooms: -

Property Type: House Land Size: 616 sqm approx Agent Comments









8 Escabon Gr FRANKSTON 3199 (REI)

Price: \$531,000 Method: Private Sale Date: 04/10/2017

Rooms: 4

Property Type: House (Res) Land Size: 540 sqm approx

**Agent Comments** 



7 Hill St FRANKSTON 3199 (REI)

**=** 3





Agent Comments

Price: \$515,000 Method: Auction Sale Date: 11/11/2017

Rooms: 4

Property Type: House (Res) Land Size: 595 sqm approx

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