

3 Jingai Court, Frankston Vic 3199



Michelle Braggins

8781 3888

0405 512 999

michelle.braggins@eview.com.au

**Indicative Selling Price**

\$520,000 - \$570,000

**Median House Price**

June quarter 2017: \$600,000



3 1 1

**Rooms:** 5

**Property Type:** Land

**Land Size:** 600 sqm approx

**Agent Comments**

## Comparable Properties



**306 Skye Rd FRANKSTON 3199 (REI)**

**Agent Comments**

3 2 2

**Price:** \$587,500

**Method:** Private Sale

**Date:** 08/09/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 730 sqm approx



**5 Tyabb Ct FRANKSTON 3199 (REI)**

**Agent Comments**

3 2 4

**Price:** \$555,000

**Method:** Private Sale

**Date:** 09/05/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**3 Tyabb Ct FRANKSTON 3199 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$531,000

**Method:** Private Sale

**Date:** 27/03/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 789 sqm approx

## 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 Jingai Court, Frankston Vic 3199

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

#### Median sale price

Median price \$600,000 House X Unit Suburb Frankston

Period - From 01/04/2017 to 30/06/2017 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	306 Skye Rd FRANKSTON 3199	\$587,500	08/09/2017
2	5 Tyabb Ct FRANKSTON 3199	\$555,000	09/05/2017
3	3 Tyabb Ct FRANKSTON 3199	\$531,000	27/03/2017

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.~~