



2 1 1

**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

**Agent Comments**

## Comparable Properties



**2/23 Olympic Av FRANKSTON 3199 (VG)**

**Agent Comments**

2 - -

**Price:** \$430,000

**Method:** Sale

**Date:** 08/08/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**11/115 Willow Rd FRANKSTON 3199 (REIVG)**

**Agent Comments**

2 1 1

**Price:** \$407,000

**Method:** Private Sale

**Date:** 18/07/2017

**Rooms:** -

**Property Type:** Unit



**3/49-51 Hillcrest Rd FRANKSTON 3199 (REI)**

**Agent Comments**

2 1 1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 27/07/2017

**Rooms:** 3

**Property Type:** Unit

## 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 1/190 Karingal Drive, Frankston Vic 3199

#### Indicative selling price

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

Single price \$400,000

#### Median sale price

Median price \$415,000 House Unit X 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	2/23 Olympic Av FRANKSTON 3199	\$430,000	08/08/2017
2	11/115 Willow Rd FRANKSTON 3199	\$407,000	18/07/2017
3	3/49-51 Hillcrest Rd FRANKSTON 3199	\$390,000	27/07/2017

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.