

STATEMENT OF INFORMATION

18 HELVETIA COURT, FRANKSTON, VIC 3199

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 HELVETIA COURT, FRANKSTON, VIC

 4  2  2

Indicative Selling Price

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

Price Range: \$730,000 to \$800,000

Provided by: John Lewis, Us Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$560,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



22 SYCAMORE RD, FRANKSTON SOUTH, VIC

 4  1  2

Sale Price

***\$640,000**

Sale Date: 02/12/2017

Distance from Property: 322m



7 ALBANY PL, FRANKSTON SOUTH, VIC 3199

 4  2  2

Sale Price

***\$720,000**

Sale Date: 24/11/2017

Distance from Property: 451m



6 OAKFIELD CRT, FRANKSTON SOUTH, VIC

 4  2  1

Sale Price

***\$762,000**

Sale Date: 26/07/2017

Distance from Property: 213m



This report has been compiled on 13/12/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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10 HELVETIA CRT, FRANKSTON, VIC 3199

 3  2  2

Sale Price

\$690,000

Sale Date: 19/08/2017

Distance from Property: 71m



50 TOWERHILL RD, FRANKSTON, VIC 3199

 3  1  1

Sale Price

\$755,000

Sale Date: 15/07/2017

Distance from Property: 363m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 HELVETIA COURT, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$730,000 to \$800,000

Median sale price

Median price

\$560,000

House

X

Unit


Suburb

FRANKSTON

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
22 SYCAMORE RD, FRANKSTON SOUTH, VIC 3199	*\$640,000	02/12/2017
7 ALBANY PL, FRANKSTON SOUTH, VIC 3199	*\$720,000	24/11/2017
6 OAKFIELD CRT, FRANKSTON SOUTH, VIC 3199	*\$762,000	26/07/2017
10 HELVETIA CRT, FRANKSTON, VIC 3199	\$690,000	19/08/2017

50 TOWERHILL RD, FRANKSTON, VIC 3199	\$755,000	15/07/2017
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