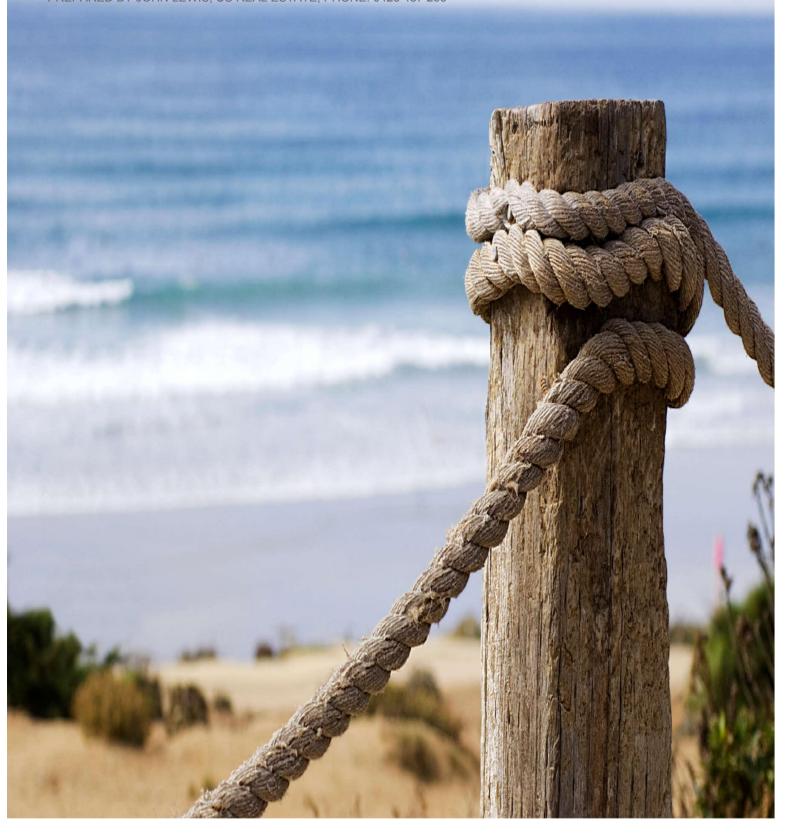
STATEMENT OF INFORMATION

18 HELVETIA COURT, FRANKSTON, VIC 3199

PREPARED BY JOHN LEWIS, US REAL ESTATE, PHONE: 0423 487 266







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 HELVETIA COURT, FRANKSTON, VIC 🕮 4 🕒 2 😂 2

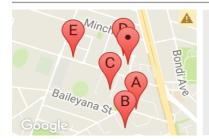
Indicative Selling Price

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: **pricefinder**

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







Sale Price

*\$640,000

Sale Date: 02/12/2017

Distance from Property: 322m





7 ALBANY PL, FRANKSTON SOUTH, VIC 3199







Sale Price

***\$720,000**

Sale Date: 24/11/2017

Distance from Property: 451m





6 OAKFIELD CRT, FRANKSTON SOUTH, VIC







Sale Price

*\$762,000

Sale Date: 26/07/2017

Distance from Property: 213m







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







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

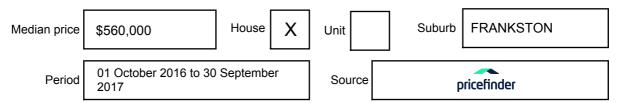
Address Including suburb and postcode	18 HELVETIA COURT, FRANKSTON, VIC 3199
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Indicative selling price

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

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

Median sale price



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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