



# STATEMENT OF INFORMATION

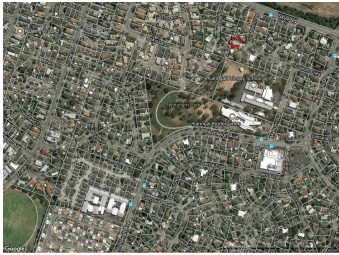
4 DIANNE COURT, FRANKSTON, VIC 3199

PREPARED BY EXPERT REAL ESTATE, 113 MITCHELL STREET BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 DIANNE COURT, FRANKSTON, VIC 3199**



### Indicative Selling Price

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

Price Range: **\$604,000 to \$667,000**

## MEDIAN SALE PRICE



**FRANKSTON, VIC, 3199**

Suburb Median Sale Price (House)

**\$602,750**

01 July 2017 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**10 ARABIL ST, FRANKSTON, VIC 3199**



Sale Price

**\$660,000**

Sale Date: 30/04/2017

Distance from Property: 1.1 km



**17 WINDOO ST, FRANKSTON NORTH, VIC**



Sale Price

**\$611,000**

Sale Date: 01/07/2017

Distance from Property: 1.9 km



This report has been compiled on 29/11/2017 by Expert Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

4 DIANNE 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)

Price Range:

\$604,000 to \$667,000

Median sale price

Median price

\$602,750

House

X

Unit


Suburb

FRANKSTON

Period

01 July 2017 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
10 ARABIL ST, FRANKSTON, VIC 3199	\$660,000	30/04/2017
17 WINDOO ST, FRANKSTON NORTH, VIC 3200	\$611,000	01/07/2017