

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 2/11 Deane Street, Frankston Vic 3199

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$435,000 House Unit X Suburb Frankston

Period - From 01/10/2017 to 31/12/2017 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	1/2-4 Parer St FRANKSTON 3199	\$476,000	19/03/2018
2	8/6 Nursery Av FRANKSTON 3199	\$451,000	02/03/2018
3	4/9 Campbell St FRANKSTON 3199	\$401,000	09/03/2018

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.



2 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
December quarter 2017: \$435,000

Comparable Properties



1/2-4 Parer St FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$476,000
Method: Private Sale
Date: 19/03/2018
Rooms: 3
Property Type: Unit



8/6 Nursery Av FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$451,000
Method: Private Sale
Date: 02/03/2018
Rooms: -
Property Type: Unit
Land Size: 193 sqm approx



4/9 Campbell St FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$401,000
Method: Private Sale
Date: 09/03/2018
Rooms: 3
Property Type: Unit