

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 GWENO AVENUE, FRANKSTON, VIC

3 1 2

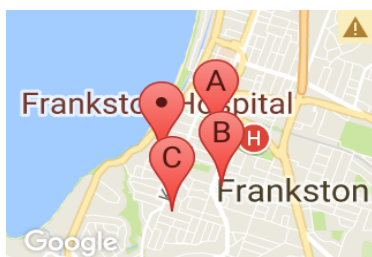
Indicative Selling Price

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

Price Range: \$875,000 to \$950,000

Provided by: Juan Merchan, Ufirst Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$555,000

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.



66 NOLAN ST, FRANKSTON, VIC 3199

3 2 1

Sale Price

***\$895,000**

Sale Date: 21/10/2017

Distance from Property: 773m



28A GWENO AVE, FRANKSTON, VIC 3199

3 1 2

Sale Price

***\$855,000**

Sale Date: 07/10/2017

Distance from Property: 52m



7 SUMMIT RD, FRANKSTON, VIC 3199

4 2 2

Sale Price

***\$905,000**

Sale Date: 28/06/2017

Distance from Property: 880m



This report has been compiled on 12/11/2017 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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21 THE CLOSE CL, FRANKSTON SOUTH,

 3  1  1

Sale Price

***\$900,000**

Sale Date: 02/10/2017

Distance from Property: 790m



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

17 GWENO AVENUE, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$875,000 to \$950,000

Median sale price

Median price

\$555,000

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
66 NOLAN ST, FRANKSTON, VIC 3199	*\$895,000	21/10/2017
28A GWENO AVE, FRANKSTON, VIC 3199	*\$855,000	07/10/2017
7 SUMMIT RD, FRANKSTON, VIC 3199	*\$905,000	28/06/2017
21 THE CLOSE CL, FRANKSTON SOUTH, VIC 3199	*\$900,000	02/10/2017