

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

3/6 Addicott Street, Frankston Vic 3199

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$358,500

House

Unit

X

Suburb Frankston

Period - From 01/04/2017

to

30/06/2017

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	4/238 Cranbourne Rd FRANKSTON 3199	\$427,000	09/05/2017
2	8/39 Denbigh St FRANKSTON 3199	\$426,000	03/06/2017
3	3/5 Heath Av FRANKSTON 3199	\$405,000	26/04/2017

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
 1

Rooms: 3

Property Type: Townhouse (Single)

Land Size: Approx 222m2 sqm approx

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2017: \$358,500

Comparable Properties



4/238 Cranbourne Rd FRANKSTON 3199 (REI) **Agent Comments**

3
 1
 1

Price: \$427,000

Method: Private Sale

Date: 09/05/2017

Rooms: 4

Property Type: Unit



8/39 Denbigh St FRANKSTON 3199 (REI)

Agent Comments

2
 1
 1

Price: \$426,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 3

Property Type: Unit



3/5 Heath Av FRANKSTON 3199 (REI/VG)

Agent Comments

2
 1
 1

Price: \$405,000

Method: Private Sale

Date: 26/04/2017

Rooms: 6

Property Type: Unit

Land Size: 270 sqm approx