## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

|  |          |           |          |                 |              |        | Occilo                | 11 717 | \1 O 1 t | ile Estate Ag                    | jenis Act 1500 |
|--|----------|-----------|----------|-----------------|--------------|--------|-----------------------|--------|----------|----------------------------------|----------------|
| Property   | y offere | ed for s  | sale     |                 |              |        |                       |        |          |                                  |                |
| Address<br>Including suburb and<br>postcode                    |          | rb and    | 26 Hillc | rest            | Road, Franks | ston \ | /ic 3199              |        |          |                                  |                |
| Indicativ  | ve selli | ng pric   | е        |                 |              |        |                       |        |          |                                  |                |
| For the m  | neaning  | of this p | rice see | con             | sumer.vic.go | ov.au/ | underquo <sup>,</sup> | ting   |          |                                  |                |
| Range between  |          | \$790,0   | 90,000   |                 | &            |        | \$869,000             |        |          |                                  |                |
| Median   | sale pr  | rice      |          |                 |              |        |                       |        |          |                                  |                |
| Median price \$  |          | 3796,000  |          | Property Type H |              | Hou    | louse                 |        | Suburl   | Frankston                        |                |
| Period -   | - From   | 01/10/2   | 021      | to              | 31/12/2021   |        | Sc                    | urce   | REIV     |                                  |                |
| Comparable property sales (*Delete A or B below as applicable) |          |           |          |                 |              |        |                       |        |          |                                  |                |
| f  |          | that the  | estate a |                 |              |        |                       |        |          | erty for sale in<br>oe most comp |                |
| Address of comparable property                                 |          |           |          |                 |              |        |                       | ı      | Price    | Date of sale                     |                |
| 1 53 Margate Av FRANKSTON 3199                                 |          |           |          |                 |              |        |                       | (      | 835,000  | 07/09/2021                       |                |
| 2  |          |           |          |                 |              |        |                       |        |          |                                  |                |
| 3  |          |           |          |                 |              |        |                       |        |          |                                  |                |

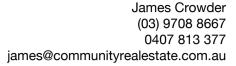
OR

**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.

| This Statement of Information was prepared on: | 28/02/2022 12:25 |
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**Agent Comments** 

**Indicative Selling Price** \$790,000 - \$869,000 **Median House Price** December quarter 2021: \$796,000





**Agent Comments** 

## Comparable Properties



53 Margate Av FRANKSTON 3199 (REI/VG)

**--**3

Price: \$835,000 Method: Auction Sale Date: 07/09/2021

Property Type: House (Res) Land Size: 783 sqm approx

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



