

STATEMENT OF INFORMATION

15 SCHOONER BAY DRIVE, FRANKSTON, VIC 3199
PREPARED BY JUAN MERCHAN, UFIRST REAL ESTATE, PHONE: 0425 728 670



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 SCHOONER BAY DRIVE, FRANKSTON, 🕮 4 🕒 -







Indicative Selling Price

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

Price Range:

\$595,000 to \$660,000

Provided by: Juan Merchan, Ufirst Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$580,000

01 January 2017 to 31 December 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.



9 BARWON AVE, FRANKSTON, VIC 3199







Sale Price

*\$672,500

Sale Date: 10/12/2017

Distance from Property: 1.3km





36 BANGOR DR, FRANKSTON, VIC 3199







Sale Price

*\$650,000

Sale Date: 03/12/2017

Distance from Property: 881m





13 ISABELLA CRES, FRANKSTON, VIC 3199







Sale Price

*\$670,000

Sale Date: 28/10/2017

Distance from Property: 1.2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

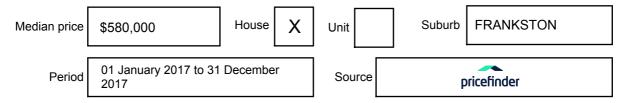
Address Including suburb and postcode	15 SCHOONER BAY DRIVE, FRANKSTON, VIC 3199
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Indicative selling price

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

Price Range: \$595,000 to \$660,000

Median sale price



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
9 BARWON AVE, FRANKS	TON, VIC 3199	*\$672,500	10/12/2017
36 BANGOR DR, FRANKST	ΓΟΝ, VIC 3199	*\$650,000	03/12/2017
13 ISABELLA CRES, FRAN	IKSTON, VIC 3199	*\$670,000	28/10/2017