

# 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](http://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

4 1 2

Sale Price

**\*\$672,500**

Sale Date: 10/12/2017

Distance from Property: 1.3km



### 36 BANGOR DR, FRANKSTON, VIC 3199

4 2 2

Sale Price

**\*\$650,000**

Sale Date: 03/12/2017

Distance from Property: 881m



### 13 ISABELLA CRES, FRANKSTON, VIC 3199

4 2 2

Sale Price

**\*\$670,000**

Sale Date: 28/10/2017

Distance from Property: 1.2km



This report has been compiled on 03/01/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$595,000 to \$660,000

Median sale price

Median price

\$580,000

House

X

Unit


Suburb

FRANKSTON

Period

01 January 2017 to 31 December 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
9 BARWON AVE, FRANKSTON, VIC 3199	*\$672,500	10/12/2017
36 BANGOR DR, FRANKSTON, VIC 3199	*\$650,000	03/12/2017
13 ISABELLA CRES, FRANKSTON, VIC 3199	*\$670,000	28/10/2017