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

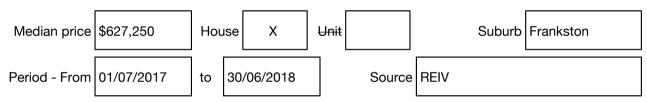
s |85 Wangarra Road, Frankston Vic 3199 d e

Indicative selling price

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

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Median sale price



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	18 Ballymore Ct FRANKSTON 3199	\$650,000	08/06/2018
2	22 Barclay Av FRANKSTON 3199	\$638,000	02/03/2018
3	10 Driftwood Ct FRANKSTON 3199	\$627,000	24/04/2018

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.

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214

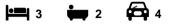
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





Rooms: Property Type: House (Res) Land Size: 534 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$660,000 Median House Price Year ending June 2018: \$627,250

Comparable Properties

18 Ballymore Ct FRANKSTON 3199 (REI) 4 2 6 4 Price: \$650,000 Method: Private Sale Date: 08/06/2018 Rooms: 5 Property Type: House (Res) Land Size: 535 sqm approx	Agent Comments
22 Barclay Av FRANKSTON 3199 (REI/VG) 5 3 2 Price: \$638,000 Method: Private Sale Date: 02/03/2018 Rooms: - Property Type: House (Res) Land Size: 569 sqm approx	Agent Comments
10 Driftwood Ct FRANKSTON 3199 (VG) 3	Agent Comments

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