

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 85 Wangarra Road, Frankston Vic 3199

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$627,250 House X Unit Suburb Frankston

Period - From 01/07/2017 to 30/06/2018 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	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.



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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)

Agent Comments

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 4

Price: \$650,000
Method: Private Sale
Date: 08/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 535 sqm approx



22 Barclay Av FRANKSTON 3199 (REI/VG)

Agent Comments

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Price: \$638,000
Method: Private Sale
Date: 02/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 569 sqm approx



10 Driftwood Ct FRANKSTON 3199 (VG)

Agent Comments

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Price: \$627,000
Method: Sale
Date: 24/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx