

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 CORIO AVENUE, FRANKSTON, VIC 3199  3  1  1

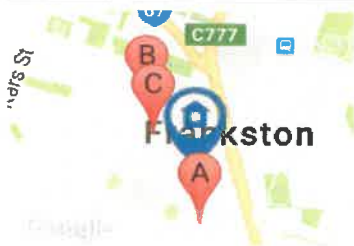
Indicative Selling Price

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

700,000 to 770,000

Provided by: John Lewis, Us Real Estate

SUBURB MEDIAN




FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$500,000

01 April 2016 to 31 March 2017

Provided by:  pricfinder

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.



18 OAKFIELD CRT, FRANKSTON SOUTH, VIC  3  1  2

Sale Price

\$681,000

Sale Date: 20/04/2017

Distance from Property: 442m



45 FROME AVE, FRANKSTON, VIC 3199  3  1  -

Sale Price

\$711,000

Sale Date: 05/03/2017

Distance from Property: 561m



52 BAYVIEW RD, FRANKSTON, VIC 3199  2  1  1

Sale Price

***\$791,000**

Sale Date: 22/04/2017

Distance from Property: 376m



This report has been compiled on 24/05/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

21 CORIO AVENUE, FRANKSTON, VIC 3199

Indicative selling price

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

Single Price / Range

700,000 to 770,000

Median sale price

Median price

\$500,000

House

☒

Unit

☐

Suburb

FRANKSTON

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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
18 OAKFIELD CRT, FRANKSTON SOUTH, VIC 3199	\$681,000	20/04/2017
45 FROME AVE, FRANKSTON, VIC 3199	\$711,000	05/03/2017
52 BAYVIEW RD, FRANKSTON, VIC 3199	*\$791,000	22/04/2017