

Paul Gilderdale 0417 697 233 pgilderdale@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47A							AF of the Estate Agents Act 1980			
Property offere	ed for s	sale									
Address Including suburb and postcode		103 Gould Street, Frankston Vic 3199									
Indicative selli	ng pric	ce									
For the meaning	of this p	orice see co	nsum	ner.vic.gov.a	au/und	erquoting					
Range between \$1,250		0,000		&	\$1	\$1,375,000					
Median sale pr	ice										
Median price	Median price \$600,000			Х	Unit			Suburb	Frar	nkston	
Period - From	o17 to 30/06/2017				Source	e REIV					
Comparable pr	operty	sales (*D	elete	e A or B b	elow a	s applica	ble)				
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											
2											
3											
OR											
B* The esta	te agen	nt or agent's	repr	esentative r	easona	ably believe	s tha	at fewer than t	three	comparable	

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.



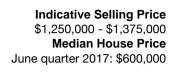


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Rooms:

Property Type: House

Land Size: 427.351 sqm approx

Agent Comments

This property also includes a Beach Box Number 42. Examples of similar beach boxes sold in past 6-12 months are- Box 11 Feb 2017 \$132,000 and Box 19a Sept 2016 \$155,000.

----- Examples of properties sold outside of the 6 mth time frame for information purposes only are- 111 Gould St Frankston (Creek-side) 3 Bed 2 Bath 1 Car 462m2 \$1,370,000 91 Gould St Frankston (Creek-side) 4 Bed 2 Bath 2 Car 730m2 \$1,245,000

Comparable Properties



107b Gould St FRANKSTON 3199 (REI/VG)

4 3 **4** 2

Price: \$1,290,000 Method: Private Sale Date: 29/06/2017

Rooms: 9

Property Type: House Land Size: 282 sqm approx

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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Agent Comments