

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

103 Gould Street, Frankston Vic 3199

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb Frankston

Period - From 01/04/2017

to

30/06/2017

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		
2		
3		

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.



Rooms:
Property Type: House
Land Size: 427.351 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
June quarter 2017: \$600,000

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)

Agent Comments



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.