

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 6 Quamby Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$650,000 House X Unit Suburb Frankston

Period - From 01/10/2017 to 31/12/2017 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	55 Margate Av FRANKSTON 3199	\$695,000	02/08/2017
2	13 Brooklyn Av FRANKSTON 3199	\$692,000	21/09/2017
3	9 Aquarius Dr FRANKSTON 3199	\$680,000	30/12/2017

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.

6 Quamby Avenue, Frankston Vic 3199



4 -

Rooms:

Property Type: House

Land Size: 613.619 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$748,000

Median House Price

December quarter 2017: \$650,000

Comparable Properties



55 Margate Av FRANKSTON 3199 (REI/VG)

Agent Comments

4 2 3

Price: \$695,000

Method: Private Sale

Date: 02/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 767 sqm approx



13 Brooklyn Av FRANKSTON 3199 (REI/VG)

Agent Comments

4 1 2

Price: \$692,000

Method: Private Sale

Date: 21/09/2017

Rooms: 5

Property Type: House

Land Size: 876 sqm approx



9 Aquarius Dr FRANKSTON 3199 (REI)

Agent Comments

3 2 2

Price: \$680,000

Method: Private Sale

Date: 30/12/2017

Rooms: -

Property Type: House

Land Size: 675 sqm approx