

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/63-65 YUILLE STREET, FRANKSTON, VIC**  1  1  1

### Indicative Selling Price

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

**Price Range:**

## MEDIAN SALE PRICE



**FRANKSTON, VIC, 3199**

Suburb Median Sale Price (Unit)

**\$374,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**1/5 CULCAIRN DR, FRANKSTON SOUTH, VIC**  1  1  1

### Sale Price

**\*\$270,000**

Sale Date: 14/12/2017

Distance from Property: 1.6km



**33 ROBERTS ST, FRANKSTON, VIC 3199**  1  1  1

### Sale Price

**\*\$340,100**

Sale Date: 14/12/2017

Distance from Property: 1.4km

This report has been compiled on 18/01/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 4/63-65 YUILLE STREET, FRANKSTON, VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price \$374,000

House

Unit ☒

Suburb FRANKSTON

Period 01 January 2017 to 31 December 2017

Source



### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1/5 CULCAIRN DR, FRANKSTON SOUTH, VIC 3199	*\$270,000	14/12/2017
33 ROBERTS ST, FRANKSTON, VIC 3199	*\$340,100	14/12/2017