hockingstuart

Pete Colless 03 9781 3366 0400 466 635 pcolless@hockingstuart.com.au

Indicative Selling Price \$700,000 - \$770,000 **Median House Price** March quarter 2017: \$557,000





Rooms:

Property Type: House Land Size: 1056 sqm approx

Agent Comments



Comparable Properties



36 Roberts St FRANKSTON 3199 (REI)







Price: \$790,500 Method: Auction Sale Date: 29/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 925 sqm approx

Agent Comments

We have used this property as it compares because of land size, age of the building and proximity to 32 Kenilworth Ave



64 Screen St FRANKSTON 3199 (REI)









Price: \$780,000 Method: Auction Sale Date: 22/04/2017 Rooms: 9

Property Type: House (Res) Land Size: 919 sqm approx

Agent Comments

We have used this property as it compares because of land size, age of the building and

proximity to 32 Kenilworth Ave



4 Musselburgh Ct FRANKSTON 3199 (VG)

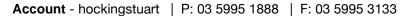






Price: \$710,000 Method: Sale Date: 23/03/2017 Rooms: -

Property Type: House (Res) Land Size: 1127 sqm approx **Agent Comments**







Generated: 23/06/2017 10:11



Pete Colless 03 9781 3366 0400 466 635 pcolless@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
-------------	---------	-----	------

Address	32 Kenilworth Avenue, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$770,000
Range between	\$700,000	&	\$770,000

Median sale price

Median price	\$557,000	Н	ouse	Х	;	Suburl	Frankston
Period - From	01/01/2017	to	31/03	3/2017	Sourc	e RE	V

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
36 Roberts St FRANKSTON 3199	\$790,500	29/04/2017
64 Screen St FRANKSTON 3199	\$780,000	22/04/2017
4 Musselburgh Ct FRANKSTON 3199	\$710,000	23/03/2017



