

# 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

17 Jasper Terrace, Frankston South Vic 3199

### Indicative selling price

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

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$970,000

Property Type

House

Suburb

Frankston South

Period - From

01/07/2020

to

30/06/2021

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	56 Bayview Rd FRANKSTON 3199	\$831,000	05/07/2021
2	19 Baden Powell Dr FRANKSTON SOUTH 3199	\$821,000	23/03/2021
3	15 Vera St FRANKSTON 3199	\$760,000	17/08/2021

**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.~~

This Statement of Information was prepared on:

16/09/2021 14:52

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

Year ending June 2021: \$970,000



3 1 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 648 sqm approx

Agent Comments

## Comparable Properties



56 Bayview Rd FRANKSTON 3199 (VG)

Agent Comments

1 - -

**Price:** \$831,000

**Method:** Sale

**Date:** 05/07/2021

**Property Type:** House (Res)

**Land Size:** 643 sqm approx



19 Baden Powell Dr FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

2 1 1

**Price:** \$821,000

**Method:** Private Sale

**Date:** 23/03/2021

**Property Type:** House

**Land Size:** 697 sqm approx



15 Vera St FRANKSTON 3199 (REI)

Agent Comments

3 1 1

**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 17/08/2021

**Property Type:** House (Res)

**Land Size:** 673 sqm approx