

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 277 Frankston-dandenong Road, Frankston North Vic 3200

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$510,000 House X Unit Suburb Frankston North

Period - From 01/07/2017 to 30/06/2018 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	18 Norfolk Cr FRANKSTON NORTH 3200	\$519,200	08/05/2018
2	27 Longleaf St FRANKSTON NORTH 3200	\$515,000	23/05/2018
3	305 Frankston Dandenong Rd FRANKSTON NORTH 3200	\$491,000	19/07/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 591.758 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

Year ending June 2018: \$510,000

Comparable Properties

**18 Norfolk Cr FRANKSTON NORTH 3200 (REI/VG)**

Agent Comments

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Price: \$519,200**Method:** Private Sale**Date:** 08/05/2018**Rooms:** -**Property Type:** House**Land Size:** 604 sqm approx**27 Longleaf St FRANKSTON NORTH 3200 (REI/VG)**

Agent Comments

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Price: \$515,000**Method:** Sold Before Auction**Date:** 23/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 671 sqm approx**305 Frankston Dandenong Rd FRANKSTON NORTH 3200 (REI/VG)**

Agent Comments

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Price: \$491,000**Method:** Private Sale**Date:** 19/07/2018**Rooms:** -**Property Type:** House**Land Size:** 612 sqm approx