



3   2   1

**Rooms:**

**Property Type:** House

**Land Size:** 599.841 sqm

Agent Comments

## Comparable Properties



**21 Glenview Cr FRANKSTON 3199 (REI)**

Agent Comments

3   2   3

**Price:** \$508,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 8

**Property Type:** House

**Land Size:**



**22 Bunarong Dr FRANKSTON 3199 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$495,000

**Method:** Private Sale

**Date:** 25/01/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 549 sqm



**15 Lipton Dr FRANKSTON 3199 (REI)**

Agent Comments

3   1   2

**Price:** \$495,000

**Method:** Private Sale

**Date:** 17/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 537 sqm

## 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

11 Kurong Avenue, Frankston 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 \$480,000

&

\$520,000

**Median sale price**

Median price \$557,000

House

X

Suburb

Frankston

Period - From 01/01/2017

to

31/03/2017

Source REIV

**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
21 Glenview Cr FRANKSTON 3199	\$508,000	01/04/2017
22 Bunarong Dr FRANKSTON 3199	\$495,000	25/01/2017
15 Lipton Dr FRANKSTON 3199	\$495,000	17/03/2017