



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/8 Hill St FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$411,000

Method: Private Sale

Date: 10/02/2017

Rooms: 6

Property Type: Unit



4/42 Denbigh St FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 06/12/2016

Rooms: 4

Property Type: Unit



4/58 High St FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$400,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 3

Property Type: Unit

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

1/36-38 Denbigh Street, Frankston Vic 3199

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$380,000

Unit

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
1/8 Hill St FRANKSTON 3199	\$411,000	10/02/2017
4/42 Denbigh St FRANKSTON 3199	\$410,000	06/12/2016
4/58 High St FRANKSTON 3199	\$400,000	25/03/2017