

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

1/39 Jacana Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price

\$510,500

Property Type

Unit

Suburb

Frankston

Period - From

01/07/2023

to

30/06/2024

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	6A Alice Gr FRANKSTON 3199	\$575,000	22/07/2024
2	1/92 Hillcrest Rd FRANKSTON 3199	\$540,000	02/07/2024
3	1/174 Cranbourne Rd FRANKSTON 3199	\$600,000	12/06/2024

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:

26/09/2024 12:49



 3  1  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending June 2024: \$510,500

Comparable Properties

6A Alice Gr FRANKSTON 3199 (REI) Agent Comments

 3  1  2

Price: \$575,000
Method:
Date: 22/07/2024
Property Type: Unit

1/92 Hillcrest Rd FRANKSTON 3199 (REI) Agent Comments

 3  1  2

Price: \$540,000
Method:
Date: 02/07/2024
Property Type: Unit

1/174 Cranbourne Rd FRANKSTON 3199 (REI) Agent Comments

 3  -  -

Price: \$600,000
Method:
Date: 12/06/2024
Property Type: House