

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

2/41 Leonard Street, Frankston Vic 3199

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$599,500

Median sale price

Median price \$360,500

House

Unit

X

Suburb

Frankston

Period - From 01/07/2016

to

30/06/2017

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	5/68-70 Nolan St FRANKSTON 3199	\$660,000	23/06/2017
2	2/9 Beaconsfield Av FRANKSTON 3199	\$610,000	21/07/2017
3	1/19 Screen St FRANKSTON 3199	\$535,000	27/03/2017

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.



3 2 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



5/68-70 Nolan St FRANKSTON 3199 (REI)

Agent Comments

3 2 2

Price: \$660,000

Method: Sold Before Auction

Date: 23/06/2017

Rooms: 5

Property Type: Unit

Land Size: 300 sqm approx



2/9 Beaconsfield Av FRANKSTON 3199 (REI)

Agent Comments

3 2 2

Price: \$610,000

Method: Private Sale

Date: 21/07/2017

Rooms: 5

Property Type: Townhouse (Res)



1/19 Screen St FRANKSTON 3199 (VG)

Agent Comments

3 - -

Price: \$535,000

Method: Sale

Date: 27/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)