

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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.

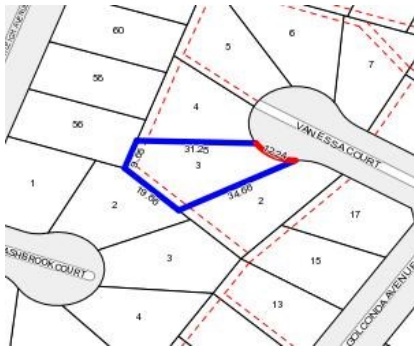
	Address of comparable property	Price	Date of sale
1	15 Berberis Cr FRANKSTON 3199	\$555,000	28/06/2018
2	23 Golconda Av FRANKSTON 3199	\$520,000	09/07/2018
3	88 Ashleigh Av FRANKSTON 3199	\$475,000	15/03/2018

**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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**Indicative Selling Price**  
\$490,000 - \$539,000  
**Median House Price**  
June quarter 2018: \$620,000



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx  
**Agent Comments**

## Comparable Properties



**15 Berberis Cr FRANKSTON 3199 (VG)**

**Agent Comments**

3   -   -

**Price:** \$555,000  
**Method:** Sale  
**Date:** 28/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx

**23 Golconda Av FRANKSTON 3199 (VG)**

**Agent Comments**

3   -   -

**Price:** \$520,000  
**Method:** Sale  
**Date:** 09/07/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 541 sqm approx



**88 Ashleigh Av FRANKSTON 3199 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 15/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 528 sqm approx