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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 20 Bondi Avenue, Frankston Vic 3199									
ndicative sell	ing price								
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	n \$800,000		&	\$88	0,000				
Median sale price									
Median price	\$650,000	House	Х	Unit			Suburb	Frankston	
Period - From	01/10/2017	to 31/	12/2017		Source	REIV			

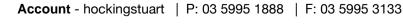
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4 Bondi Av FRANKSTON 3199	\$845,000	27/11/2017
2	3 Frawley St FRANKSTON 3199	\$840,000	11/12/2017
3	43 Highview Rd FRANKSTON 3199	\$800,000	26/10/2017

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.







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Indicative Selling Price \$800,000 - \$880,000 **Median House Price** December quarter 2017: \$650,000









Land Size: 1083 sqm approx

Agent Comments

Comparable Properties



4 Bondi Av FRANKSTON 3199 (REI)





Price: \$845,000 Method: Private Sale Date: 27/11/2017

Rooms: 12

Property Type: House Land Size: 1147 sqm approx







Price: \$840,000

Method: Sold Before Auction

Date: 11/12/2017

Rooms: -

Property Type: House (Res) Land Size: 925 sqm approx



43 Highview Rd FRANKSTON 3199 (REI/VG)

= 3







Price: \$800,000

Method: Sold Before Auction

Date: 26/10/2017

Rooms: 5

Property Type: House (Res) Land Size: 904 sqm approx

Account - hockingstuart | P: 03 5995 1888 | F: 03 5995 3133





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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