

## 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 18 Gweno Avenue, Frankston Vic 3199

#### Indicative selling price

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

Range between \$865,000 & \$951,000

#### Median sale price

Median price \$650,000 House X 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.

	Address of comparable property	Price	Date of sale
1	22 Ronald Av FRANKSTON SOUTH 3199	\$947,000	01/01/2018
2	17 Gweno Av FRANKSTON 3199	\$912,500	27/11/2017
3	45 Gowrie Av FRANKSTON SOUTH 3199	\$900,000	05/10/2017

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.

18 Gweno Avenue, Frankston Vic 3199



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$865,000 - \$951,000  
**Median House Price**  
December quarter 2017: \$650,000

## Comparable Properties



**22 Ronald Av FRANKSTON SOUTH 3199 (REI)** [Agent Comments](#)



**Price:** \$947,000  
**Method:** Private Sale  
**Date:** 01/01/2018  
**Rooms:** 9  
**Property Type:** House



**17 Gweno Av FRANKSTON 3199 (REI/VG)** [Agent Comments](#)



**Price:** \$912,500  
**Method:** Private Sale  
**Date:** 27/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 669 sqm approx

**45 Gowrie Av FRANKSTON SOUTH 3199 (REI/VG)** [Agent Comments](#)



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 05/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 669 sqm approx