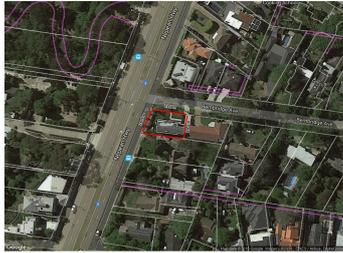


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2A BEMBRIDGE AVENUE, FRANKSTON**

 4  2  2

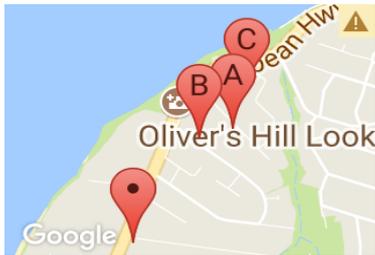
Indicative Selling Price

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

Price Range: **\$1,350,000 to \$1,400,000**

Provided by: Adam Hanley, Impact Realty Group

## MEDIAN SALE PRICE



**FRANKSTON SOUTH, VIC, 3199**

Suburb Median Sale Price (House)

**\$811,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**23 MENZIES CL, FRANKSTON SOUTH, VIC 3199**

 4  2  2

Sale Price

**\$1,570,000**

Sale Date: 22/05/2017

Distance from Property: 516m



**7 BRUARONG CRES, FRANKSTON SOUTH, VIC**

 3  2  2

Sale Price

**\$1,220,000**

Sale Date: 10/10/2017

Distance from Property: 428m



**10 PLUMMER AVE, FRANKSTON SOUTH, VIC**

 5  2  2

Sale Price

**\$1,810,000**

Sale Date: 20/03/2017

Distance from Property: 648m



This report has been compiled on 10/03/2018 by Impact Realty Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2A BEMBRIDGE AVENUE, FRANKSTON SOUTH, VIC 3199

### Indicative selling price

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

Price Range: \$1,350,000 to \$1,400,000

### Median sale price

Median price \$811,000

House

Unit

Suburb

FRANKSTON  
SOUTH

Period

01 January 2017 to 31 December  
2017

Source

 pricfinder

### Comparable property sales

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
23 MENZIES CL, FRANKSTON SOUTH, VIC 3199	\$1,570,000	22/05/2017
7 BRUARONG CRES, FRANKSTON SOUTH, VIC 3199	\$1,220,000	10/10/2017
10 PLUMMER AVE, FRANKSTON SOUTH, VIC 3199	\$1,810,000	20/03/2017