

STATEMENT OF INFORMATION

5 MELVILLE AVENUE, FRANKSTON, VIC 3199

PREPARED BY AQUIRE, 473 NEPEAN HWY FRANKSTON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 MELVILLE AVENUE, FRANKSTON, VIC

 3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$980,000**

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$618,000

01 July 2017 to 30 June 2018

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.



18 GWENO AVE, FRANKSTON, VIC 3199

 3  2  2

Sale Price

\$970,000

Sale Date: 12/04/2018

Distance from Property: 182m



6 BADER CRT, FRANKSTON SOUTH, VIC 3199

 3  -  -

Sale Price

\$980,000

Sale Date: 10/04/2018

Distance from Property: 1.8km



18 ARGYLE ST, FRANKSTON, VIC 3199

 2  1  2

Sale Price

\$992,500

Sale Date: 28/02/2018

Distance from Property: 717m



This report has been compiled on 09/07/2018 by Aquire. Property Data Solutions Pty Ltd 2018 - 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

5 MELVILLE AVENUE, FRANKSTON, VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$980,000

Median sale price

Median price

\$618,000

House

Unit

Suburb

FRANKSTON

Period

01 July 2017 to 30 June 2018

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
18 GWENO AVE, FRANKSTON, VIC 3199	\$970,000	12/04/2018
6 BADER CRT, FRANKSTON SOUTH, VIC 3199	\$980,000	10/04/2018
18 ARGYLE ST, FRANKSTON, VIC 3199	\$992,500	28/02/2018