

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

9 Gretel Court, Frankston Vic 3199

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Frankston

Period - From

01/04/2017

to

30/06/2017

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 | 292 Heatherhill Rd FRANKSTON 3199 | \$685,500 | 29/05/2017 |
| 2 | 2 Balmerino Sq FRANKSTON 3199 | \$650,000 | 01/07/2017 |
| 3 | 109 Franciscan Av FRANKSTON 3199 | \$621,000 | 27/05/2017 |

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.



3 2 2

Property Type: Land
Land Size: 650 sqm approx

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
June quarter 2017: \$600,000

Comparable Properties



292 Heatherhill Rd FRANKSTON 3199 (REI/VG)

3 2 2

Price: \$685,500
Method: Private Sale
Date: 29/05/2017

Property Type: House
Land Size: 643 sqm approx



2 Balmerino Sq FRANKSTON 3199 (REI/VG)

3 2 2

Price: \$650,000
Method: Private Sale
Date: 01/07/2017
Rooms: -
Property Type: House
Land Size: 730 sqm approx



109 Franciscan Av FRANKSTON 3199 (REI/VG)

3 1 1

Price: \$621,000
Method: Auction Sale
Date: 27/05/2017

Property Type: House
Land Size: 700 sqm approx