

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 141 ROSEDALE GROVE, FRANKSTON







**Indicative Selling Price** 

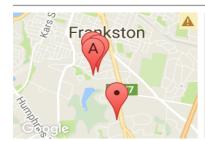
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$750,000 to \$800,000

Provided by: Geoff Oxford, Seachange Property Real Estate

### **MEDIAN SALE PRICE**



## FRANKSTON SOUTH, VIC, 3199

**Suburb Median Sale Price (House)** 

\$752,500

01 January 2017 to 30 June 2017

Provided by: **pricefinder** 

## **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.



65 BLAXLAND AVE, FRANKSTON SOUTH, VIC 🕮 3 😩 2 🚓 2







Sale Price

\$710,000

Sale Date: 15/12/2016

Distance from Property: 1.4km





48 BLAXLAND AVE, FRANKSTON SOUTH, VIC 🚐 3







Sale Price

**Price Withheld** 

Sale Date: 01/06/2017

Distance from Property: 1.4km





58 CULCAIRN DR, FRANKSTON SOUTH, VIC







Sale Price

\*\$742.000

Sale Date: 22/05/2017

Distance from Property: 1.6km



## 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	141 ROSEDALE GROVE, FRANKSTON SOUTH, VIC 3199
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#### Indicative selling price

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

Price Range: \$750,000 to \$800,000

## Median sale price

Median price	\$752,500	House	X	Unit	Suburb	FRANKSTON SOUTH
Period	01 January 2017 to 30 June 2017			Source		ricefinder

## 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
65 BLAXLAND AVE, FRANKSTON SOUTH, VIC 3199	\$710,000	15/12/2016
48 BLAXLAND AVE, FRANKSTON SOUTH, VIC 3199	Price Withheld	01/06/2017
58 CULCAIRN DR, FRANKSTON SOUTH, VIC 3199	*\$742,000	22/05/2017

