

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



141 ROSEDALE GROVE, FRANKSTON

 3  3  2

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: 

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  2  1

Sale Price

Price Withheld

Sale Date: 01/06/2017

Distance from Property: 1.4km



58 CULCAIRN DR, FRANKSTON SOUTH, VIC

 4  2  2

Sale Price

***\$742,000**

Sale Date: 22/05/2017

Distance from Property: 1.6km



This report has been compiled on 17/07/2017 by Seachange Property Real Estate. Property Data Solutions Pty Ltd 2017 - 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

141 ROSEDALE GROVE, FRANKSTON SOUTH, VIC 3199

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

Unit

Suburb

FRANKSTON
SOUTH

Period 01 January 2017 to 30 June 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
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