

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

1 Swift Street, Frankston VIC 3199

Indicative selling price

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

\$	\$500,000	&	\$550,000
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Median sale price

Median price

\$615,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Frankston
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Period - From

March 2018	to	August 2018	Source	REIV propertydata.com.au
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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. 51 Stanley Street, Frankston	\$502,500	19/05/18
2. 57 Dandenong Road East, Frankston	\$527,500	28/02/18
3. 111 Beach Street, Frankston	\$540,500	18/04/18

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.

Additional information about comparable sales.



Frankston 51 Stanley Street

2 BED 1 BATH 1 CAR

METHOD Private Sale
TYPE House
LAND 466m2



Frankston 57 Dandenong Road East

2 BED 1 BATH 2 CAR

METHOD Private Sale
TYPE House
LAND 357m2



Frankston 111 Beach Street

3 BED 1 BATH 1 CAR

METHOD Private Sale
TYPE House
LAND 570m2