

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	14 Woodlands Grove, Frankston South Vic 3199
---------------------------------------------	----------------------------------------------

Indicative selling price

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

Range between	\$1,080,000	&	\$1,188,000
---------------	-------------	---	-------------

Median sale price

Median price	\$815,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Frankston South
Period - From	01/07/2017	to	30/09/2017	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	22 Fenton Cr FRANKSTON SOUTH 3199	\$1,135,000	08/10/2017
2	7a the range FRANKSTON SOUTH 3199	\$1,050,000	14/10/2017
3	28 Gowrie Av FRANKSTON SOUTH 3199	\$1,006,000	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.

Aaron Froling
03 9781 3366
0410 566 618

afroling@hockingstuart.com.au

Indicative Selling Price

\$1,080,000 - \$1,188,000

Median House Price

September quarter 2017: \$815,000



 4  2  3

Rooms:

Property Type:

Agent Comments

Comparable Properties



22 Fenton Cr FRANKSTON SOUTH 3199 (REI) Agent Comments

 4  2  2

Price: \$1,135,000

Method: Auction Sale

Date: 08/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 867 sqm approx



7a the range FRANKSTON SOUTH 3199 (REI) Agent Comments

 5  3  2

Price: \$1,050,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 721 sqm approx



28 Gowrie Av FRANKSTON SOUTH 3199 (REI/VG) Agent Comments

 4  2  2

Price: \$1,006,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 669 sqm approx