

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

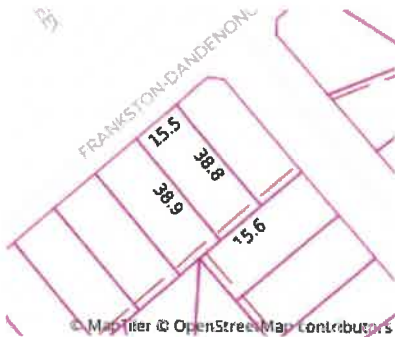
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	49 Moreton St FRANKSTON NORTH 3200	\$420,000	03/02/2020
2	369 Frankston Dandenong Rd FRANKSTON NORTH 3200	\$403,000	13/12/2019
3	385 Frankston Dandenong Rd FRANKSTON NORTH 3200	\$390,000	03/12/2019

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.~~

This Statement of Information was prepared on:



Property Type:
Agent Comments

Indicative Selling Price
\$399,000 - \$435,000
Median House Price
December quarter 2019: \$430,000

Comparable Properties



49 Moreton St FRANKSTON NORTH 3200 (VG) Agent Comments



Price: \$420,000
Method: Sale
Date: 03/02/2020
Property Type: House (Res)
Land Size: 655 sqm approx



369 Frankston Dandenong Rd FRANKSTON NORTH 3200 (REI/VG) Agent Comments



Price: \$403,000
Method: Private Sale
Date: 13/12/2019
Rooms: 4
Property Type: House
Land Size: 595 sqm approx



385 Frankston Dandenong Rd FRANKSTON NORTH 3200 (VG) Agent Comments



Price: \$390,000
Method: Sale
Date: 03/12/2019
Property Type: House (Res)
Land Size: 592 sqm approx