

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

71 Queen Street, Frankston Vic 3199

Indicative selling price

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

Range between \$479,000 & \$519,000

Median sale price

Median price \$632,500 Property Type House Suburb Frankston

Period - From 01/01/2020 to 31/03/2020 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	9 Tudor Ct FRANKSTON 3199	\$505,000	09/12/2019
2	4/61 Nursery Av FRANKSTON 3199	\$500,000	11/04/2020
3	1/9 Hill St FRANKSTON 3199	\$495,000	13/12/2019

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:

22/05/2020 13:19



3 1 1

Property Type: House (Res)
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
\$479,000 - \$519,000
Median House Price
March quarter 2020: \$632,500

Comparable Properties



9 Tudor Ct FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 2

Price: \$505,000
Method: Private Sale
Date: 09/12/2019
Rooms: 4
Property Type: House (Res)
Land Size: 610 sqm approx



4/61 Nursery Av FRANKSTON 3199 (REI)

Agent Comments

3 1 2

Price: \$500,000
Method: Private Sale
Date: 11/04/2020
Property Type: Unit



1/9 Hill St FRANKSTON 3199 (REI/VG)

Agent Comments

3 2 1

Price: \$495,000
Method: Private Sale
Date: 13/12/2019
Property Type: Unit
Land Size: 304 sqm approx