

## 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

1 Lee Street, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price \$590,250 House  Unit  Suburb Frankston

Period - From 01/07/2018 to 30/09/2018 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	1 Paringa Ct FRANKSTON 3199	\$492,250	19/07/2018
2	13 Lee St FRANKSTON 3199	\$490,000	09/07/2018
3	6 Cassia Gr FRANKSTON 3199	\$485,000	05/10/2018

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.

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**Indicative Selling Price**

\$450,000

**Median House Price**

September quarter 2018: \$590,250



3   1   2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 536 sqm approx

Agent Comments

## Comparable Properties



**1 Paringa Ct FRANKSTON 3199 (VG)**

Agent Comments

3   -   -

**Price:** \$492,250

**Method:** Sale

**Date:** 19/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 523 sqm approx



**13 Lee St FRANKSTON 3199 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 09/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 544 sqm approx



**6 Cassia Gr FRANKSTON 3199 (REI)**

Agent Comments

3   1   1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 05/10/2018

**Rooms:** -

**Property Type:** House