

## 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	48 Leawarra Parade, Frankston Vic 3199
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#### Indicative selling price

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

Range between	\$635,000	&	\$695,000	
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#### Median sale price

Median price	\$625,000	House	X	Unit		Suburb	Frankston
Period - From	01/10/2017	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	14 Bloom St FRANKSTON 3199	\$670,000	17/09/2018
2	5 Lorikeet Ct FRANKSTON 3199	\$642,000	27/09/2018
3	1 Melaleuca Ct FRANKSTON 3199	\$635,000	07/10/2018

**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.



4 2 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 641 sqm approx

Agent Comments

**Indicative Selling Price**

\$635,000 - \$695,000

**Median House Price**

Year ending September 2018: \$625,000

## Comparable Properties



**14 Bloom St FRANKSTON 3199 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 17/09/2018

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**5 Lorikeet Ct FRANKSTON 3199 (REI)**

Agent Comments

4 2 2

**Price:** \$642,000

**Method:** Private Sale

**Date:** 27/09/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 709 sqm approx



**1 Melaleuca Ct FRANKSTON 3199 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$635,000

**Method:** Private Sale

**Date:** 07/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 577 sqm approx