

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 6 Turnberry Court, Frankston Vic 3199

Indicative selling price

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

Range between \$499,000 & \$548,900

Median sale price

Median price \$590,250 House X 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	6 Iranda St FRANKSTON 3199	\$550,000	06/10/2018
2	3 Abor Ct FRANKSTON 3199	\$531,000	06/09/2018
3	94 Lipton Dr FRANKSTON 3199	\$510,000	05/09/2018

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.



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price

\$499,000 - \$548,900

Median House Price

September quarter 2018: \$590,250

Comparable Properties



6 Irlanda St FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 2

Price: \$550,000

Method: Private Sale

Date: 06/10/2018

Rooms: -

Property Type: House

Land Size: 546 sqm approx



3 Abor Ct FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 2

Price: \$531,000

Method: Private Sale

Date: 06/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 550 sqm approx



94 Lipton Dr FRANKSTON 3199 (REI/VG)

Agent Comments

3 1 2

Price: \$510,000

Method: Private Sale

Date: 05/09/2018

Rooms: -

Property Type: House

Land Size: 534 sqm approx