

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 2/9 Bruarong Crescent, Frankston South Vic 3199

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$837,500 Property Type House Suburb Frankston South

Period - From 01/04/2019 to 30/06/2019 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	38d Violet St FRANKSTON SOUTH 3199	\$1,200,000	28/05/2019
2			
3			

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

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2019: \$837,500



 3  3  3

Property Type: Townhouse

Land Size: 878 sqm approx

Agent Comments

Comparable Properties



38d Violet St FRANKSTON SOUTH 3199
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 28/05/2019

Property Type: House

Land Size: 654 sqm approx

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.