## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/9 Bruarong Crescent, Frankston South Vic 3199

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot  | ting |        |                 |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------------|
| Range betweer   | \$1,300,000       |      | &            |       | \$1,400,000 |      |        |                 |
| Median sale p   | rice              |      |              |       |             |      |        |                 |
| Median price    | \$837,500         | Pro  | operty Type  | Hou   | ise         |      | Suburb | Frankston South |
| Period - From   | 01/04/2019        | to   | 30/06/2019   | )     | So          | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property       | Price       | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1   | 38d Violet St FRANKSTON SOUTH 3199 | \$1,200,000 | 28/05/2019   |
| 2   |                                    |             |              |
| 3   |                                    |             |              |

#### OR

**B**<sup>\*</sup> 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:

16/09/2019 15:28



James Crowder COMMUNITY





**Property Type:** Townhouse **Land Size:** 878 sqm approx Agent Comments James Crowder 9708 8667 0407 813 377 james@communityrealestate.com.au

> Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2019: \$837,500

# **Comparable Properties**



 

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

Image: Strain Str

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.