

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 2/40 Genista Street, Frankston South Vic 3199

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$545,000 House Unit X Suburb Frankston South

Period - From 01/04/2017 to 31/03/2018 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	25/8 Samada St FRANKSTON 3199	\$407,000	30/01/2018
2	G11/5 Culcairn Dr FRANKSTON SOUTH 3199	\$395,500	26/02/2018
3	8/72 High St FRANKSTON 3199	\$375,000	06/03/2018

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



25/8 Samada St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$407,000

Method: Private Sale

Date: 30/01/2018

Rooms: -

Property Type: Unit

Land Size: 95 sqm approx



G11/5 Culcairn Dr FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$395,500

Method: Private Sale

Date: 26/02/2018

Rooms: -

Property Type: Unit



8/72 High St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 06/03/2018

Rooms: -

Property Type: Unit