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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	2/40 Genista Street, Frankston South Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$385,000
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Median sale price

Median price	\$545,000	Hou	se	Unit	х		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.

Ad	dress 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.

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Indicative Selling Price \$385,000 **Median Unit Price** Year ending March 2018: \$545,000





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



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

-- 2

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)

-- 2

Price: \$395,500 Method: Private Sale Date: 26/02/2018

Rooms: -

Property Type: Unit



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

— 2

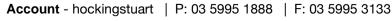
Price: \$375,000 Method: Private Sale Date: 06/03/2018 Rooms: -

Property Type: Unit

Agent Comments

Agent Comments

Agent Comments



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