

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

7/6 Royle Street, Frankston Vic 3199

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$405,000 Property Type Unit Suburb Frankston

Period - From 01/10/2018 to 30/09/2019 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	18/242 Cranbourne Rd FRANKSTON 3199	\$376,100	14/08/2019
2	3/25 Phillip St FRANKSTON 3199	\$345,000	26/10/2019
3	6/2 Millard St FRANKSTON 3199	\$340,000	14/06/2019

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.~~

This Statement of Information was prepared on:

18/11/2019 17:27



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



18/242 Cranbourne Rd FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$376,100

Method: Private Sale

Date: 14/08/2019

Rooms: 3

Property Type: Unit



3/25 Phillip St FRANKSTON 3199 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 26/10/2019

Property Type: Unit



6/2 Millard St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 14/06/2019

Property Type: Unit