



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**32 Shearer Court,  
FRANKSTON SOUTH 3199**

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$685,000 - \$735,000**

### Median sale price

Median **House** for **FRANKSTON SOUTH** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

**\$838,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**215 Frankston - Flinders Road,**  
Frankston South 3199

Price **\$730,000** Sold 19  
August 2019

**21 Wentworth Avenue,**  
Frankston South 3199

Price **\$720,000** Sold 16 May  
2019

**6 Miranda Place,**  
Frankston 3199

Price **\$689,450** Sold 14  
September 2019

This Statement of Information was prepared on 19th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ray White Frankston

36 Playne Street,  
Frankston VIC 3199

### Contact agents



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