

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	3/15 Mereweather Avenue, Frankston Vic 3199
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Indicative selling price

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

Single price	\$575,000
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Median sale price

Median price	\$600,000	House	X	Unit		Suburb	Frankston
Period - From	01/04/2017	to	30/06/2017	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	1/8 Nott Av FRANKSTON 3199	\$575,000	12/08/2017
2	2/80 Kirkwood Av SEAFORD 3198	\$570,000	16/06/2017
3	3/20 Muir St FRANKSTON 3199	\$562,000	05/08/2017

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.



3 2 2

Rooms: 2
Property Type: Townhouse
 Agent Comments

Indicative Selling Price
 \$575,000
Median House Price
 June quarter 2017: \$600,000

Comparable Properties



1/8 Nott Av FRANKSTON 3199 (REI)

Agent Comments

3 2 2

Price: \$575,000
Method: Private Sale
Date: 12/08/2017
Rooms: 5
Property Type: Townhouse (Res)



2/80 Kirkwood Av SEAFORD 3198 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 16/06/2017
Rooms: -
Property Type: Land
Land Size: 357 sqm approx



3/20 Muir St FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$562,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: Unit