

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 29 Laurina Crescent, Frankston North Vic 3200

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$415,000 House X Unit Suburb Frankston North

Period - From 01/07/2016 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	21 Laurina Cr FRANKSTON NORTH 3200	\$470,000	22/04/2017
2	13 Mitre Cr FRANKSTON NORTH 3200	\$452,500	10/04/2017
3	2 Mitre Cr FRANKSTON NORTH 3200	\$440,000	13/06/2017

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 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 589 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$420,000 - \$460,000

Median House Price

Year ending June 2017: \$415,000

Comparable Properties



21 Laurina Cr FRANKSTON NORTH 3200 (REI/VG)

[Agent Comments](#)

3 1 -

Price: \$470,000

Method: Private Sale

Date: 22/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 611 sqm approx



13 Mitre Cr FRANKSTON NORTH 3200 (VG)

[Agent Comments](#)

3 - -

Price: \$452,500

Method: Sale

Date: 10/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 597 sqm approx



2 Mitre Cr FRANKSTON NORTH 3200 (REI)

[Agent Comments](#)

3 1 1

Price: \$440,000

Method: Private Sale

Date: 13/06/2017

Rooms: -

Property Type: House

Land Size: 525 sqm approx