

STATEMENT OF INFORMATION

2 MENZIES CLOSE, FRANKSTON SOUTH, VIC 3199

PREPARED BY BELINDA JONES, HOCKINGSTUART MORNINGTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MENZIES CLOSE, FRANKSTON SOUTH,  3  2  3

Indicative Selling Price

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

Price Range: \$1,020,000 to \$1,090,000

Provided by: Belinda Jones, hockingstuart Mornington

MEDIAN SALE PRICE



FRANKSTON SOUTH, VIC, 3199

Suburb Median Sale Price (House)

\$770,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



22 MENZIES CL, FRANKSTON SOUTH, VIC 3199  3  2  2

Sale Price

\$1,190,000

Sale Date: 09/04/2017

Distance from Property: 184m



22 FENTON CRES, FRANKSTON SOUTH, VIC  4  2  2

Sale Price

***\$1,135,000**

Sale Date: 08/10/2017

Distance from Property: 138m



23 FENTON CRES, FRANKSTON SOUTH, VIC  4  2  2

Sale Price

***\$980,000**

Sale Date: 26/08/2017

Distance from Property: 192m



This report has been compiled on 27/11/2017 by hockingstuart Mornington. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 MENZIES CLOSE, FRANKSTON SOUTH, VIC 3199

Indicative selling price

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

Price Range: \$1,020,000 to \$1,090,000

Median sale price

Median price

\$770,000

House

Unit

Suburb

FRANKSTON
SOUTH

Period

01 October 2016 to 30 September
2017

Source

pricfinder

Comparable property sales

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
22 MENZIES CL, FRANKSTON SOUTH, VIC 3199	\$1,190,000	09/04/2017
22 FENTON CRES, FRANKSTON SOUTH, VIC 3199	*\$1,135,000	08/10/2017
23 FENTON CRES, FRANKSTON SOUTH, VIC 3199	*\$980,000	26/08/2017