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4   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1056 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
March quarter 2017: \$557,000

## Comparable Properties



**36 Roberts St FRANKSTON 3199 (REI)**

3   1   1

**Price:** \$790,500  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 925 sqm approx

**Agent Comments**

We have used this property as it compares because of land size, age of the building and proximity to 32 Kenilworth Ave



**64 Screen St FRANKSTON 3199 (REI)**

4   2   1

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 919 sqm approx

**Agent Comments**

We have used this property as it compares because of land size, age of the building and proximity to 32 Kenilworth Ave



**4 Musselburgh Ct FRANKSTON 3199 (VG)**

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**Price:** \$710,000  
**Method:** Sale  
**Date:** 23/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1127 sqm approx

**Agent Comments**

## 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: 32 Kenilworth Avenue, Frankston Vic 3199

#### Indicative selling price

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

Range between \$700,000 & \$770,000

#### Median sale price

Median price: \$557,000  
House: X  
Suburb: Frankston  
Period - From: 01/01/2017 to 31/03/2017  
Source: REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
36 Roberts St FRANKSTON 3199	\$790,500	29/04/2017
64 Screen St FRANKSTON 3199	\$780,000	22/04/2017
4 Musselburgh Ct FRANKSTON 3199	\$710,000	23/03/2017