



STATEMENT OF INFORMATION

90 ROSEDALE GROVE, FRANKSTON SOUTH, VIC 3199

PREPARED BY CAMERON MILLER-RANDLE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



90 ROSEDALE GROVE, FRANKSTON

3 1 2

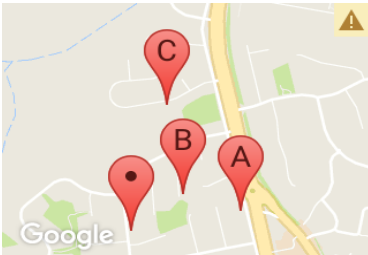
Indicative Selling Price

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

Price Range: **\$580,000 to \$635,000**

Provided by: Cameron Miller-Randle, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



FRANKSTON SOUTH, VIC, 3199

Suburb Median Sale Price (House)

\$768,000

01 January 2017 to 30 June 2017

Provided by: pricefinder

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.



8 MOOROODUC HWY, FRANKSTON SOUTH,

3 1 1

Sale Price

\$605,000

Sale Date: 24/04/2017

Distance from Property: 364m



8 RYLETT CRT, FRANKSTON SOUTH, VIC 3199

3 2 2

Sale Price

\$651,000

Sale Date: 10/03/2017

Distance from Property: 215m



17 CHRISTOPHER DR, FRANKSTON SOUTH,

3 1 1

Sale Price

\$615,000

Sale Date: 30/01/2017

Distance from Property: 465m



This report has been compiled on 14/08/2017 by Ian Reid Vendor Advocates. 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

90 ROSEDALE GROVE, FRANKSTON SOUTH, VIC 3199

Indicative selling price

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

Price Range: \$580,000 to \$635,000

Median sale price

Median price \$768,000

House

Unit

Suburb

FRANKSTON
SOUTH

Period 01 January 2017 to 30 June 2017

Source



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
8 MOOROODUC HWY, FRANKSTON SOUTH, VIC 3199	\$605,000	24/04/2017
8 RYLETT CRT, FRANKSTON SOUTH, VIC 3199	\$651,000	10/03/2017
17 CHRISTOPHER DR, FRANKSTON SOUTH, VIC 3199	\$615,000	30/01/2017