



STATEMENT OF INFORMATION

13 KRISTEN CLOSE, FRANKSTON SOUTH, VIC 3199

PREPARED BY CAMERON MILLER-RANDLE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 KRISTEN CLOSE, FRANKSTON SOUTH, 4 2 4

Indicative Selling Price

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

Price Range: \$1,150,000 to \$1,265,000

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

MEDIAN SALE PRICE



FRANKSTON SOUTH, VIC, 3199

Suburb Median Sale Price (House)

\$787,750

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.



116 OVERPORT RD, FRANKSTON SOUTH, VIC 4 3 2

Sale Price

\$1,195,000

Sale Date: 04/06/2017

Distance from Property: 2.4km



2 HARROW HILL CRT, FRANKSTON SOUTH, 3 2 4

Sale Price

\$1,140,000

Sale Date: 26/05/2017

Distance from Property: 1.3km



63 ALICUDI AVE, FRANKSTON SOUTH, VIC 3 3 5

Sale Price

\$1,285,000

Sale Date: 16/05/2017

Distance from Property: 1.3km



This report has been compiled on 17/09/2017 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

13 KRISTEN CLOSE, FRANKSTON SOUTH, VIC 3199

Indicative selling price

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Price Range: \$1,150,000 to \$1,265,000

Median sale price

Median price \$787,750

House

Unit

Suburb

FRANKSTON
SOUTH

Period 01 January 2017 to 30 June 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
116 OVERPORT RD, FRANKSTON SOUTH, VIC 3199	\$1,195,000	04/06/2017
2 HARROW HILL CRT, FRANKSTON SOUTH, VIC 3199	\$1,140,000	26/05/2017
63 ALICUDI AVE, FRANKSTON SOUTH, VIC 3199	\$1,285,000	16/05/2017