

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 2/155 Kars Street, Frankston South Vic 3199

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$664,750

House

Unit

X

Suburb

Frankston South

Period - From 01/04/2018

to

31/03/2019

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	1/154 Kars St FRANKSTON SOUTH 3199	\$515,000	02/05/2019
2	3/68 Williams St FRANKSTON 3199	\$507,000	31/01/2019
3	8/68-70 Nolan St FRANKSTON 3199	\$495,000	26/04/2019

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.



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
Year ending March 2019: \$664,750

Comparable Properties



1/154 Kars St FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

 2  1  1

Price: \$515,000
Method: Private Sale
Date: 02/05/2019
Rooms: 4
Property Type: Unit
Land Size: 292 sqm approx



3/68 Williams St FRANKSTON 3199 (REI/VG)

Agent Comments

 2  1  1

Price: \$507,000
Method: Private Sale
Date: 31/01/2019
Rooms: 3
Property Type: Unit



8/68-70 Nolan St FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$495,000
Method: Private Sale
Date: 26/04/2019
Rooms: -
Property Type: Townhouse (Single)