# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address	17 Raphael Crescent, Frankston Vic 3199
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$730,000	&	\$800,000
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#### Median sale price

Median price	\$736,000	Pro	perty Type	House		Suburb	Frankston
Period - From	01/01/2024	to	31/03/2024		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

1	7 Aquarius Dr FRANKSTON 3199	\$775,000	09/04/2024
2	3 Raphael Cr FRANKSTON 3199	\$765,000	29/01/2024
3	66 Raphael Cr FRANKSTON 3199	\$765,000	26/03/2024

#### 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.

This Statement of Information was prepared on:	26/04/2024 14:05



Date of sale







Property Type: House (Res) Land Size: 651 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$730,000 - \$800,000 **Median House Price** March quarter 2024: \$736,000

# Comparable Properties



7 Aquarius Dr FRANKSTON 3199 (REI)



Price: \$775,000 Method: Private Sale Date: 09/04/2024 Property Type: House Land Size: 666 sqm approx **Agent Comments** 



3 Raphael Cr FRANKSTON 3199 (REI/VG)





Price: \$765,000

Method: Sold Before Auction

Date: 29/01/2024

Property Type: House (Res) Land Size: 668 sqm approx

Agent Comments



66 Raphael Cr FRANKSTON 3199 (REI)





Price: \$765.000 Method: Private Sale Date: 26/03/2024 Property Type: House Land Size: 651 sqm approx Agent Comments

Account - 11 North | P: 1300 353 836





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