

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Indicative selling price

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

Single price \$285,900 or range between \$* & \$

Median sale price

Median price \$285,900 *House *unit X Suburb or locality Frankston
 Period - From 10/01/2018 to 10/01/2019 Source Realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last 18 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
108/377 Nepean Highway, Frankston	\$282,000	20/04/2018
114/ 435 Nepean Highway, Frankston	\$280,000	17/08/2018
<u>3/428 Nepean Highway, Frankston</u>	\$310,000	31/10/2018