

# 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 14 Barwon Avenue FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$429,550 Unit x Suburb Frankston

Period - From 1 Jan 2018 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**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
16 Barwon Avenue FRANKSTON VIC 3199	\$532,500	20 Sept 2018
4/38-40 Kenilworth Avenue FRANKSTON VIC 3199	\$525,000	15 Aug 2018
2/62 Screen Street FRANKSTON VIC 3199	\$535,500	26 July 2018