Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

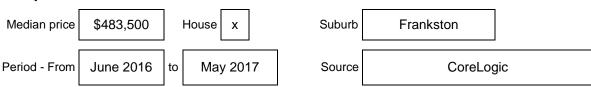


Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price



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 |
|--------------------------------|--|-----------|--------------|
| 1 | 8 Lutana Court, Frankston VIC 3199 | \$545,000 | 13/02/2017 |
| 2 | 21 Glenview Crescent, Frankston VIC 3199 | \$508,000 | 01/04/2017 |
| 3 | 5 Kenley Court, Frankston VIC 3199 | \$550,000 | 25/02/2017 |

