

# 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  
Including suburb and  
postcode

4 Lutana Court, 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

\$500,000

&

\$550,000

### Median sale price

Median price

\$483,500

House

x

Suburb

Frankston

Period - From

June 2016

to

May 2017

Source

CoreLogic

### 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



OBrien Real Estate