

6Statement 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 40 Menzies Close, Frankston South 3199

Indicative selling price

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

Range between \$ 1,500,000 & \$ 1,650,000

Median sale price

Median price \$ 813,000 House ☒ Suburb Frankston South

Period - From 1 Apr 2017 to 9 Apr 2018 Source REA

Comparable property sales

- 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.

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Nicholas Lynch
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nicholas.lynch@nl.com.au

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