

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 10/11 Williams Street, Frankston 3199

Indicative selling price

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

Range between \$ 440,000 & \$ 480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 600,000 Unit X Suburb Frankston

Period - From 01 Feb 2018 to 19 Feb 2018 Source REA

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
4/36-38 Denbigh Street, Frankston 3199	\$ 435,000	24 Dec 2017
6/9 Williams Street, Frankston 3199	\$ 507,500	28 Nov 2017
2/20-24 Williams Street, Frankston 3199	\$ 475,000	14 Nov 2017

Property offered for sale by

Agent Name and
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