

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 1 Wakefield Avenue, Frankston South 3199

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$775,000 House ☒ Suburb Frankston South

Period - From 1st September 2016 to 25th September 2017 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
1. 22 Bayview Road, Frankston South	\$690,000	25 th May 2017
2. 1 Eton Court, Frankston South	\$623,000	8 th June 2017
3. 4 Frome Ave, Frankston South	\$682,000	4 th May 2017

Property offered for sale by

Agent Name and
Contact Details Raffaella Del Mastro
0428 235 627

DATE Prepared: 4th October 2017