

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 169 Humphries Road, Frankston South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$820,803 House ☒ Suburb Frankston South

Period - From July 2017 to June 2018 Source RP Data

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
157 Humphries Road Frankston South	\$1,805,000	31 st May 18
21 Karina Street Frankston South	\$1,825,000	25 th April 18
4/99-101 Humphries Road Frankston South	\$1,850,000	6 th March 18

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Anna Bassett
0407 140 197
Anna.bassett@nl.com.au

DATE Prepared: 25th July 2018