

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

66 Lindrum Road, Frankston Vic 3199

Indicative selling price

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

range between

\$480,000

&

\$528,000

Median sale price

Median price

\$564,000

House

X

Suburb

Frankston

Period - From

June 2017

to

Sep 2017

Source

CoreLogic

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 | 67 Belar Avenue Frankston VIC 3199 | \$ 520,000 | 30/01/2018 |
| 2 | 3 Charon Court Frankston VIC 3199 | \$ 523,500 | 28/12/2017 |
| 3 | 4 Lindrum Road Frankston VIC 3199 | \$ 535,000 | 30/01/2018 |



OBrien Real Estate